



**Wrens Corner, 8 Pendinas Drive
Bilbrook, Wolverhampton, WV8 1JS**
Offers in the region of £195,000

INTRODUCING WRENS CORNER, A DECEPTIVELY SPACIOUS SEMI DETACHED BUNGALOW SITUATED IN A LOVELY CORNER POSITION IN A QUIET CUL-DE-SAC WITH NO UPWARD CHAIN

The property briefly comprises porch, entrance hall, living room, kitchen, bathroom and two bedrooms. Benefitting from double glazing and gas central heating throughout, a driveway for off road parking, a conservatory and a large rear garden. Perfectly located within short walking distance of local shops, amenities, schools and train station.

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LOCATION

Situated in a very popular area within Bilbrook with a wide range of amenities within walking distance, including Birches Bridge shopping precinct, Bilbrook train station, Codsall village and the highly regarded local schools. Wolverhampton City Centre and the highly publicised I-54 Business Park, Jaguar Land Rover and Pendeford Business Park are all within easy travelling distance.

FRONT



This property has a well maintained frontage, with an area of lawn and a driveway that provides off road parking and leads to the front door and to the side gate providing access to the rear of the property.

PORCH



Having laminate flooring and window to the side. With composite door leading into the entrance hall.

ENTRANCE HALL



Having laminate flooring, radiator and doors into the bathroom, bedroom one and the living room. With loft hatch providing access to the space above which is partially boarded and has power.

LIVING ROOM

18'1" x 11'8" (5.52 x 3.56)



A well proportioned and spacious living room having a gas fire with marble surround, radiator and laminate flooring. With windows to the rear and doors leading into the kitchen and the conservatory,

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KITCHEN

9'10" x 6'7" (3.00 x 2.01)



Having laminate flooring, radiator, matching wall, base and drawer units, an integrated gas oven and hob with extractor over and window to the rear.

With space and plumbing for white goods.



BATHROOM



Having pedestal hand washbasin, close coupled wc, walk in bath with shower over and obscure window to the front.

BEDROOM ONE

12'1" x 8'5" (3.69 x 2.59)



A light filled room having laminate flooring, radiator and windows to the front.

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BEDROOM TWO

8'3" x 6'7" (2.52 x 2.01)



Having laminate flooring, radiator and window to the side.

CONSERVATORY

9'6" x 9'2" (2.92 x 2.80)



A large conservatory having vinyl flooring and door leading onto the rear garden.

REAR



A generously sized rear garden which is enclosed and privately screened.

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and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Worthington Estates. We reserve the right to amend these particulars without notice.

FREE MARKET APPRAISAL

If you are thinking of selling your property, Worthington Estates would be delighted to carry out a free market appraisal of your property without obligation. Please contact us or feel free to pop in and see us.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale.

COUNCIL TAX BAND - B

South Staffs CC- Please note if a property has been improved or extended since it was placed in a Council Tax band, the Valuation Office Agency can't review the banding to take account of the alterations until it's sold. Once a sale takes place the banding will be reviewed. As each Council Tax band covers a range of values, the band isn't always increased following improvements and a sale.

VIEWING

By arrangement through Worthington Estates Codsall office (01902) 847 358.

TENURE

We believe this property to be FREEHOLD. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property.

SERVICES

We are informed by the vendor that all mains services are connected.

POSSESSION

Vacant possession will be given on completion.

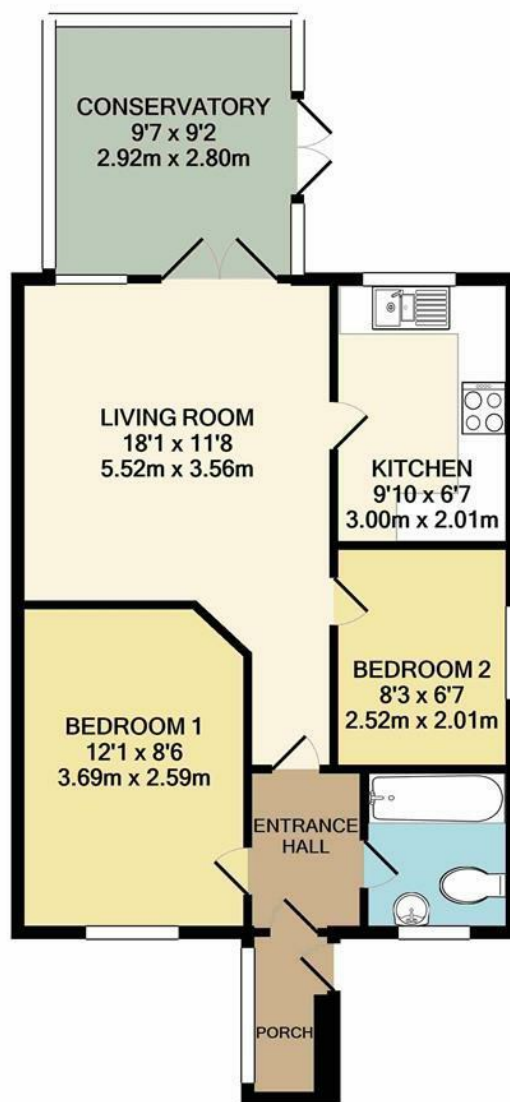
FIXTURES AND FITTINGS

Items of fixtures and fittings not mentioned in these sales particulars are either excluded from the sale or may be available by separate negotiation. Please make enquiries with either the vendor or agents in this regard.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should be checked





TOTAL APPROX. FLOOR AREA 546 SQ.FT. (50.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	