



**15, Sonning Drive  
Pendeford, Wolverhampton, WV9 5QN**

**Offers in the region of £255,000**

A 3 bedroom detached family home situated in a cul-de-sac location in this popular residential area, for sale with no upward chain.

This family home briefly comprises entrance hall, living room, dining room, kitchen, three bedrooms and a family bathroom. Benefitting from a long driveway affording off road parking for several vehicles, double glazing throughout, a detached garage and a good size rear garden.

This property is conveniently positioned within walking distance of the i54 business park and shops and amenities including Pendeford Shopping Centre. The M54 motorway and local schools are also within close proximity.



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## FRONT



Having an area of lawn, driveway affording off road parking for several vehicles leading to the garage and to the rear of the property. With a pathway leading to the front door.

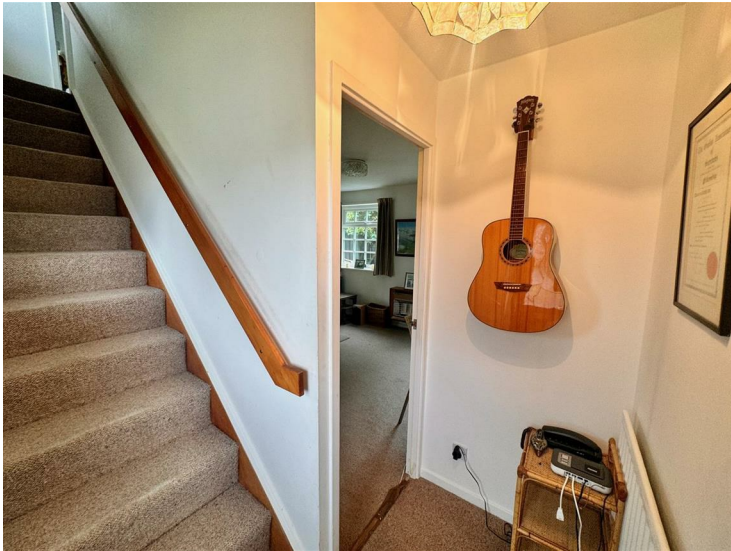
## LIVING ROOM

14'2" x 11'5" (4.33 x 3.49)



Having carpeted flooring, two windows to the rear, radiator, gas fireplace and large opening into the dining room.

## ENTRANCE HALL



Having carpeted flooring, obscure window to the side, radiator, staircase to the first floor and door into the living room.

## DINING ROOM

9'1" x 7'2" (2.79 x 2.19)



Having carpeted flooring, radiator, window to the front, under stairs storage and door into the kitchen.



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## KITCHEN

9'1" x 7'2" (2.79 x 2.19)



Having tile flooring, radiator, window to the rear, laminate worktops, wall, base and drawer units and door opening onto the side of the property. With space and plumbing for white goods.

## LANDING



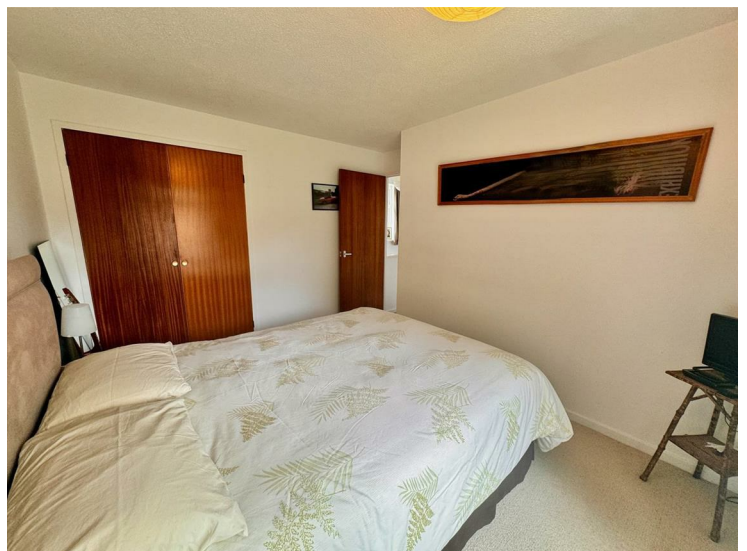
Having carpeted flooring, airing cupboard, loft hatch providing access to the space above which is boarded and has power. With doors to the three bedrooms and bathroom.

## BEDROOM ONE

11'5" x 10'5" (3.48 x 3.20)



Having carpeted flooring, radiator, built in wardrobes and window to the rear.





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### BEDROOM TWO

8'8" x 8'5" (2.65 x 2.59)



A second double bedroom having carpeted flooring, radiator and window to the rear.

### BATHROOM

6'2" x 5'10" (1.89 x 1.79)



Having carpeted flooring, radiator, close coupled wc, vanity unit with hand wash basin set within, panel bath with shower over and obscure window to the rear.

### BEDROOM THREE

8'5" x 5'8" (2.59 x 1.73)



Having carpeted flooring, radiator and window to the front.

### GARAGE

18'0" x 8'2" (5.50 x 2.51)

Having an up and over door, power and windows to the rear.

### REAR



An enclosed rear garden of sizeable proportion, laid to lawn, with a water source and evergreen borders.



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### SERVICES

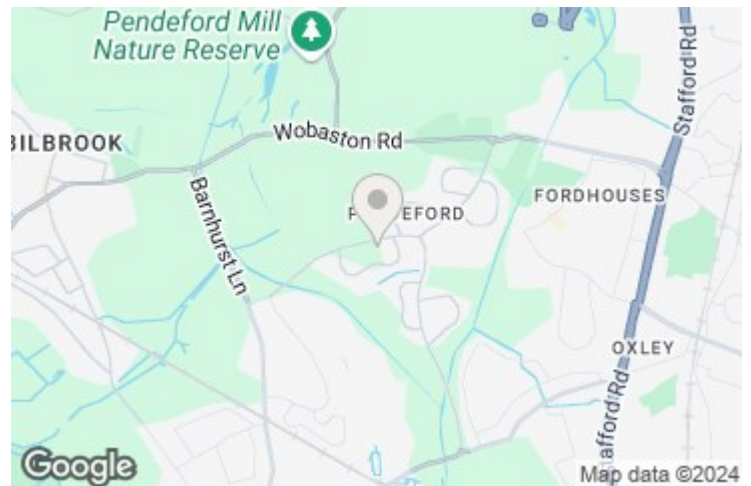
We are informed by the vendor that all mains services are connected.

### 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.

### VIEWING

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



### 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 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.

### COUNCIL TAX BAND - C

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.

### 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.

### FLOOR PLANS

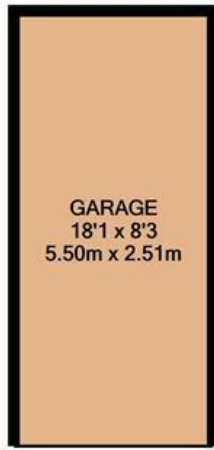
Where shown, the plan is for illustration purposes only and is not to scale.

### FREE MARKET APPRAISAL

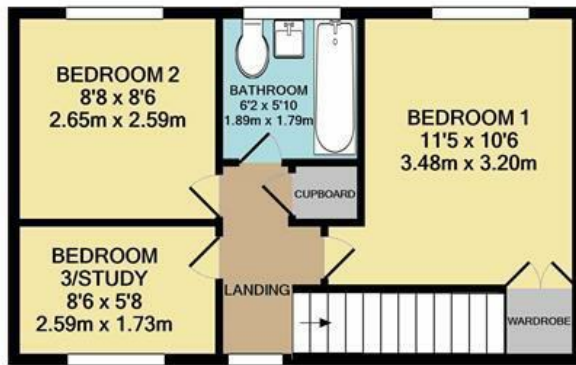
If you are thinking of selling your property, Worthington Estates would be delighted to carry out a free market appraisal of your property without obligation. Please contact us or feel free to pop in and see us.

### POSSESSION

Vacant possession will be given on completion.



GROUND FLOOR  
APPROX. FLOOR  
AREA 484 SQ.FT.  
(45.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 336 SQ.FT.

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>85</b>

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>64</b>