

49 Leybourne Crescent, Pendeford, Wolverhampton, WV9 5QG

BERRIMAN
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A well appointed two bedroom semi-detached property in a popular residential location close to local amenities

LOCATION

Leybourne Crescent is well situated for easy access to the wide ranging facilities available within Pendeford itself whilst the further, more extensive amenities of Wolverhampton City Centre are within easy travelling distance. The property stands within a popular and sought after area of Pendeford and is ideally placed for fast access to the motorway network and the widely publicised i54 Business Park.

DESCRIPTION

49 Leybourne Crescent stands in a convenient location and has good size rooms throughout. The property benefits from double glazing, gas central heating, a garage and off road parking.

There is a lounge, well-appointed kitchen, two bedrooms and a modern bathroom suite.

ACCOMMODATION

A double glazed door opens into the HALL with laminate flooring and a door to the LOUNGE with a double glazed bay window to the front elevation, laminate flooring and a glazed door into the KITCHEN having wall and base mounted cupboards with fitted work tops and tiled splash back, integrated appliances including a fridge freezer, oven, gas hob and a dishwasher. There is a double glazed window to the rear and a door into the VERANDAH with double glazed windows, a door to the rear and a door to the garage.

The LANDING has a double glazed side window and an airing cupboard. BEDROOM ONE is a double room in size with a double glazed front window. BEDROOM TWO is also a double room with a double glazed rear window. The BATHROOM is well appointed with a panelled bath and shower over, a WC, vanity unit with a wash basin and a cupboard below, a heated towel rail and a double glazed rear window.

OUTSIDE

The property sits behind a gravelled and paved DRIVEWAY providing off-road parking and benefits from a GARAGE offering excellent storage space, electric power and lighting, with a door leading to a store.

The REAR GARDEN is laid to lawn and features a paved patio with gravelled and shrubbed borders, creating a low-maintenance outdoor space.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND B – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.
The property is FREEHOLD.
Broadband – Ofcom checker shows Standard and Superfast broadband are available
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: https://www.ofcom.org.uk/mobile-coverage-checker
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.
The long term flood defences website shows low risk.

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tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
01902 749974
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Wombourne Office
01902 326366
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www.berrimaneaton.co.uk

Offers Around
£215,000

EPC: C

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



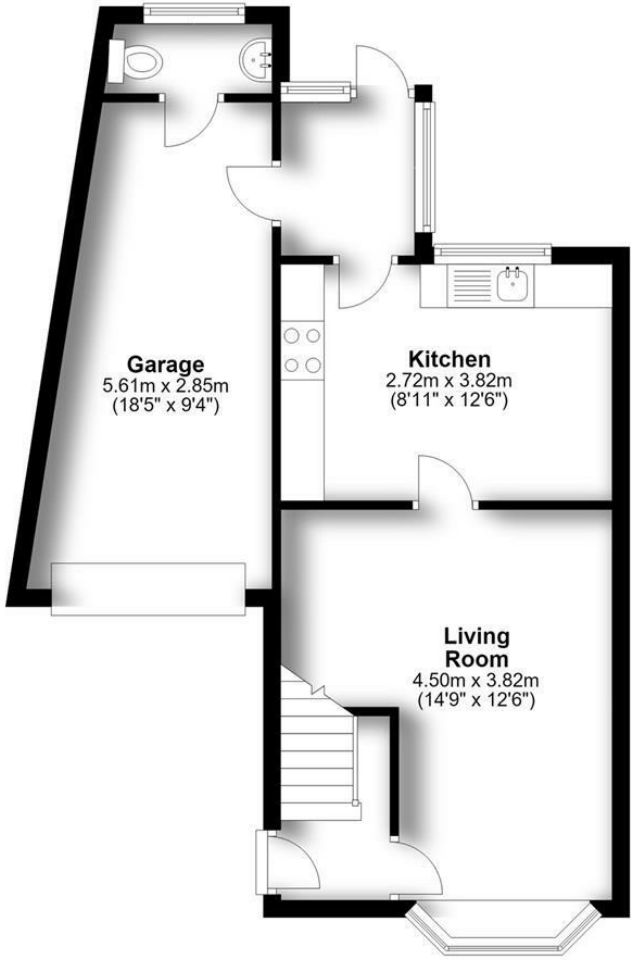



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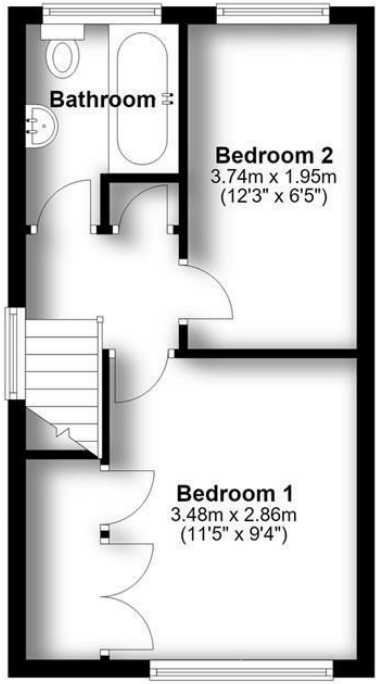
Pendeford

HOUSE:	59.1sq.m.	636sq.ft.
GARAGE:	15.1sq.m.	163sq.ft.
TOTAL:	**74.2sq.m.**	**799sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor







