



110 PENDEFORD AVENUE
WOLVERHAMPTON, WV6 9EN

OFFERS IN THE REGION OF £260,000
FREEHOLD

Occupying a generous plot with driveways and gardens to both the front and rear, this spacious three-bedroom semi-detached home offers excellent potential and is available with NO ONWARD CHAIN. Requiring a scheme of general updating, the well-proportioned accommodation briefly comprises entrance hall, living room, separate dining room, kitchen, utility room, and ground floor wet room. To the first floor are three generous bedrooms and a family bathroom.

Externally, the property benefits from ample parking to the front, while the substantial rear garden provides excellent outdoor space, complemented by a detached garage and double gates giving access to a service road.



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- NO ONWARD CHAIN • DRIVEWAYS TO FRONT AND REAR • TWO LIVING ROOMS • GROUND FLOOR WET ROOM • FIRST FLOOR BATHROOM • THREE GENEROUS BEDROOMS • GARAGE



APPROACH

The property is approached via a driveway providing off road parking for several vehicles with a generous lawned foregarden.

ENTRANCE HALL

Staircase to the first floor landing.

LIVING ROOM

Double-glazed bay window to the front, radiator.

DINING ROOM

Double-glazed window to the rear, radiator.

KITCHEN

Double-glazed window to the rear, range of fitted wall, drawer and base units with work surfaces above, incorporating a stainless steel sink and drainer unit. A doorway leads to the side lobby/utility.

SIDE LOBBY / UTILITY

Doors to the front driveway and rear garden, radiator, store cupboard and doorway to the wet room.

WET ROOM

Obscure window to the rear, radiator, low level w.c, wash hand basin.

FIRST FLOOR LANDING

BEDROOM ONE

Double-glazed window, radiator.

BEDROOM TWO

Double-glazed window, radiator.

BEDROOM THREE

Double-glazed window, radiator.

BATHROOM

Double-glazed obscure window, radiator, close-coupled w.c, pedestal wash hand basin, panelled bath.

GARAGE

19'0" x 17'4"

Up and over door to the front.

REAR GARDEN

To the rear of the property is a spacious courtyard and parking area with a detached garage and lawned gardens beyond. Double gates provide access to a service road.

PROPERTY INFORMATION

Title - The property is understood to be freehold

Services - The agents understands that mains gas, water, electricity and drainage are available.

Council Tax - Wolverhampton City Council - Tax Band B

Anti-Money Laundering Regulations - In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £25.00 (including VAT) for each

purchaser and any giftors contributing funds. This check is done prior to the issue of a sales memorandum. Please note that this charge is non-refundable.

Broadband - Ofcom checker shows Standard / Superfast / Ultrafast are available

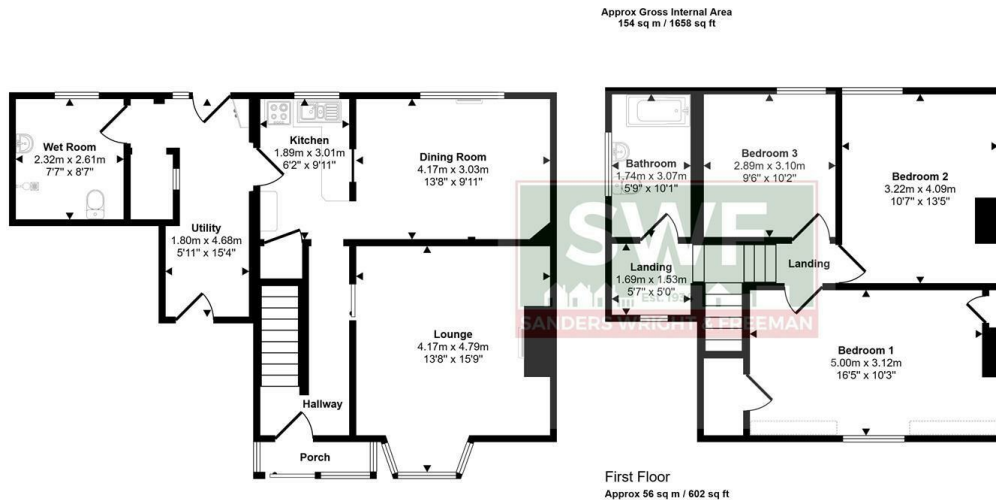
Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - <https://www.ofcom.org.uk/mobile-coverage-checker>

Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

Flood Risk - Please use this link to check the long term flood risk for an area in England - <https://www.gov.uk/check-long-term-flood-risk>

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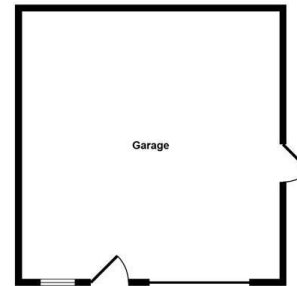




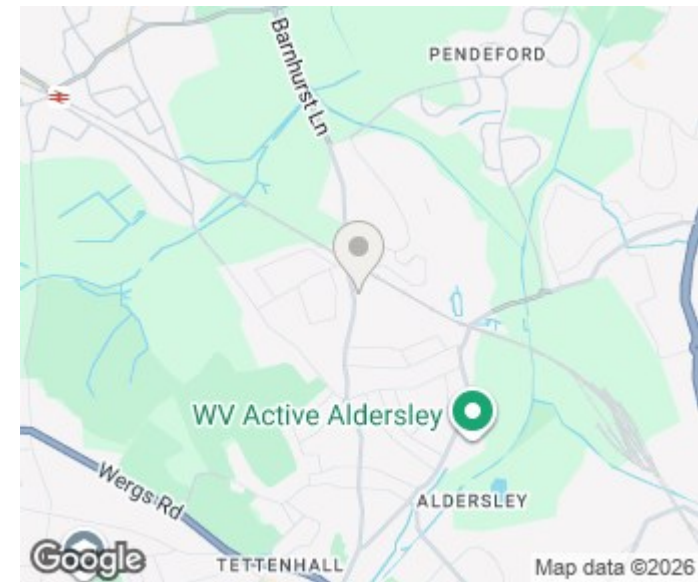
Ground Floor
Approx 66 sq m / 712 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 360.



Garage
Approx 32 sq m / 344 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements