Connells

Marholm Close
Pendeford Wolverhampton

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Pendeford Wolverhampton WV9 5QY

for sale offers in the region of
£110,000

Property Description

Connells Wolverhampton are delighted to bring to the market this one bedroom mews style house in popular Cull-de-sac location in Pendeford. This property is an ideal investment with a tenant in-situ.

The property comprises entertainment style lounge kitchen, bedroom and bathroom. Externally there is communal garden and parking.

The Location And Area

Situated off Leybourne Crescent within a popular and modern part of Pendeford. The property offers fantastic commuting access to the i54 commercial development along with the M54 and M6 motorways. There is a wonderful selection of local shopping nearby along with local schooling.

Kitchen / Lounge

13' x 15' 4" (3.96m x 4.67m)

Double glazed door to front, double glazed window to front and side, spiral staircase to first, open to kitchen area.

Kitchen Area

A range of wall and base units, space for various appliances, inset oven, hob and extractor, central heating radiator.

First Floor Landing

Doors to various rooms.

Bedroom

13' x 7' 8" (3.96m x 2.34m)

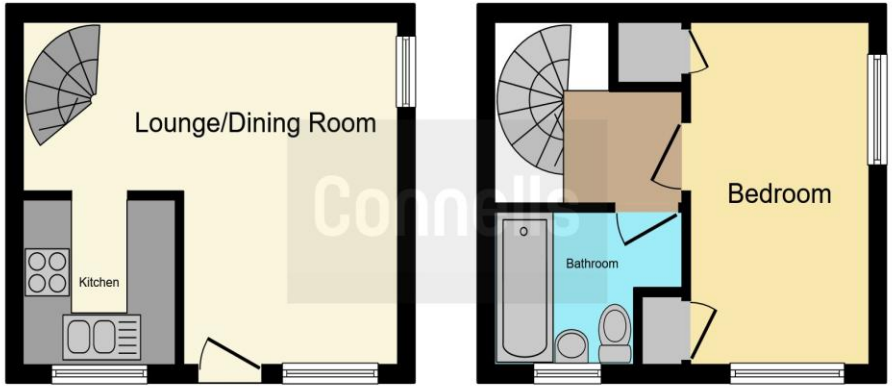
Double glazed window to front and side, central heating radiator, door to first floor landing.

Bathroom

Panelled bath, pedestal sink, low flush toilet, door to first floor landing.

Outside

Rear communal garden and large communal parking area.



Ground Floor **First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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WOLVERHAMPTON WV1 4EX

EPC Rating: D

Council Tax
Band: A

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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