70 Pendeford Avenue, Tettenhall

THOMAS HARVEY
ESTATE AGENTS

A Strikingly Presented Three Bedroom Semi Detached Property In A Favoured Residential Area, Having Been Restyled In Recent Years To A High Standard, To Create A Superb Family Home!

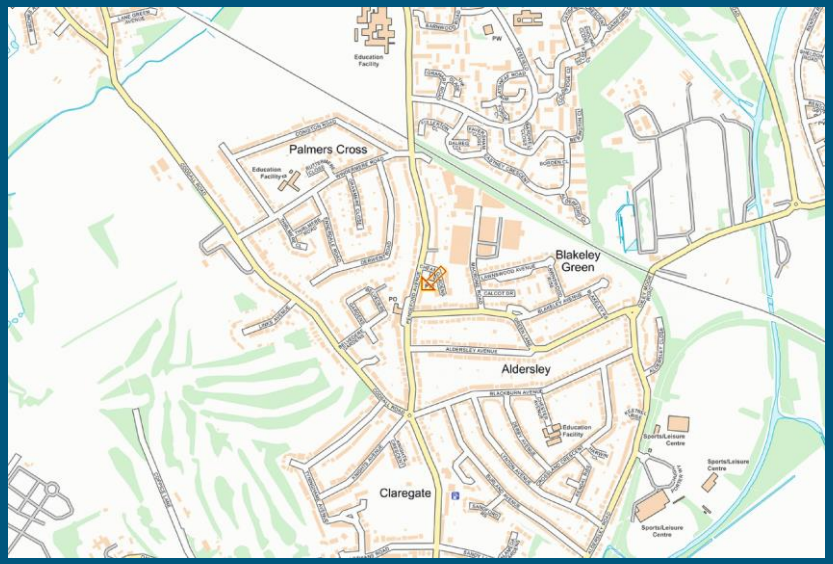
70 Pendeford Avenue, Wolverhampton, WV6 9EJ
Asking Price: £259,950

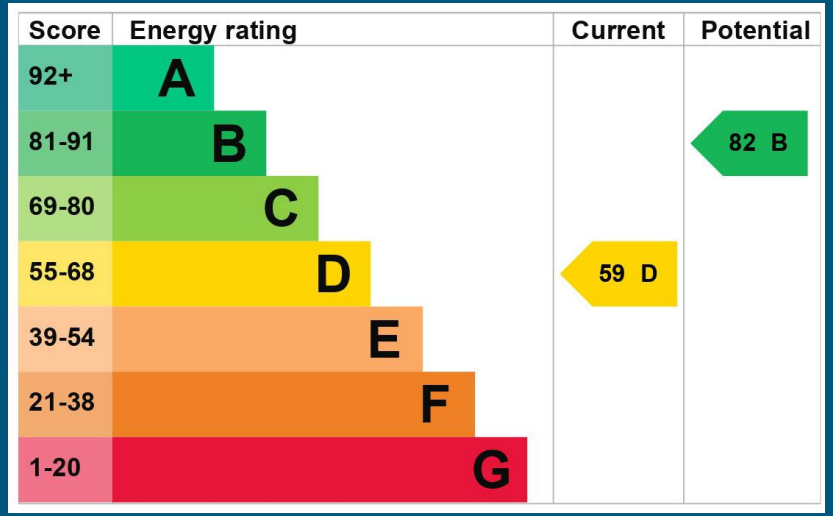
Tenure: Freehold
Council Tax: Band C - Wolverhampton
EPC Rating: D (59) No: 8207-1866-4329-9807-9413
Total Floor Area: 861sq feet (80.0sq metres) Approx.
Services: We are informed by the Vendors that all main services are installed
Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available
Mobile: Ofcom checker shows four main providers have likely coverage indoor and all four have good outdoor coverage.

Occupying a choice position in a highly popular residential area, set well back from the road via brick walling & iron railings, this thoughtfully restyled semi-detached home has been altered to an exceptional standard, showcasing a host of high-quality finishes and contemporary design features throughout. The result is a truly impressive modern family home that is both stylish and deceptively spacious.

Freshly updated with on-trend décor, quality carpets and flooring, at approximately 861 sq. feet, the accommodation delivers a superb balance of comfort, practicality and modern elegance. The layout includes a welcoming reception porch, entrance hall with useful storage & stairs to the first floor, a bright through reception room with both living room and separate dining area at rear and complemented by a kitchen at rear. For buyers seeking open-plan living, the ground floor lends itself perfectly to extend and reconfigure to create a stunning open-plan dining kitchen with family area (subject to planning permission), ideal for entertaining and everyday family life. Upstairs, three well-proportioned bedrooms are served by a smart family shower room. Externally, the property continues to deliver: a generous driveway provides ample off road parking, while the landscaped rear garden offers an attractive and highly usable outdoor space for relaxation and play.

Perfectly positioned within walking distance of local schools and shops, and just three miles from the M54, Pendeford Avenue is ideally placed for commuters and families alike. This is a superb opportunity for purchasers seeking a high-quality home that is ready to move straight into, with stylish presentation and excellent potential.





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Reception Porch: PVC double glazed opaque door and matching side windows with terracotta tiled flooring. **Entrance Hall:** Internal hardwood glazed door with matching opaque glazed side windows, covered radiator, laminate flooring and L-Shaped staircase with built in cloaks cupboard below.

Through Reception Room with Dining Room: 10’5” (3.22m) x 15’1” (4.63m)
Radiator, double glazed bay window to rear with matching door and open archway to: **Living Room: 10’4” (3.18m) x 13’4” (4.09m into bay)** Marble fireplace & hearth with gas coal fire & decorative surround, radiator and double glazed bay window to front.

Kitchen: 6’9” (2.12m) x 14’8” (4.53m)
Fitted with a matching suite of laminate units comprising a range of base cupboards & drawers, laminate worktops, stainless steel single drainer sink unit, recess & gas point for cooker, chrome heated towel rail, tiled effect vinyl flooring, hardwood opaque glazed door to side and double glazed window to rear.

First Floor Landing: Loft hatch with pull down ladder to attic space and double glazed opaque window to side.

Bathroom: 6’3” (1.93m) x 9’3” (2.84m max)
Fitted with a white shower room suite comprising corner shower with electric shower unit, pedestal wash hand basin, low level WC, chrome heated towel rail, tiled walls & flooring, double glazed opaque window to rear and built in airing cupboard housing wall mounted gas fired Baxi central heating boiler.

Bedroom One: 10’4” (3.20m) x 14’ (4.29m into bay)
Radiator and double glazed bay window to front.

Bedroom Two: 12’5” (3.84m) x 10’4” (3.19m)
Radiator and double glazed window to rear.

Bedroom Three: 6’4” (1.98m) x 7’5” (2.29m)
Radiator and double glazed window to front.

Rear Garden: Full width paved patio, lawn, surrounding fencing, garden shed and gated side entry.

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.

LOVE

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VENICE
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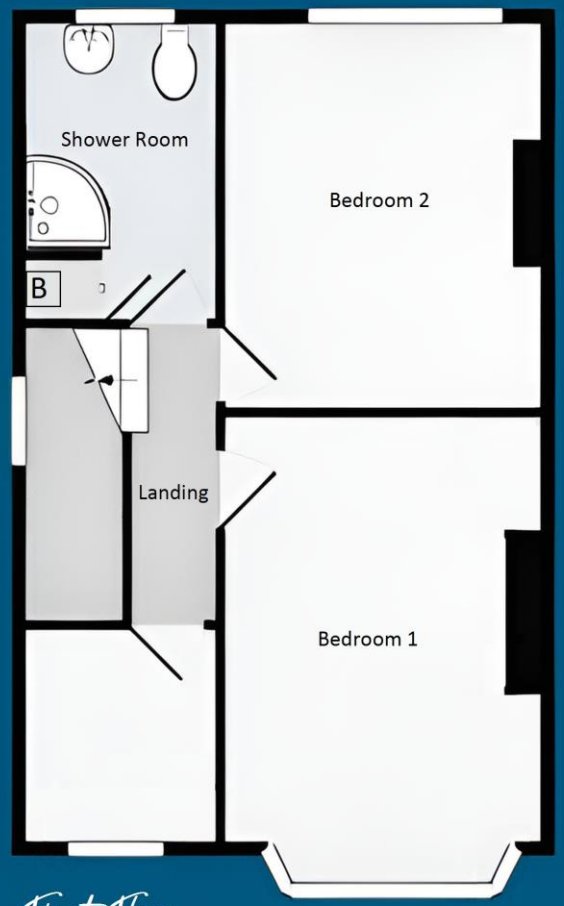
Total Floor Area: **861sq feet (80.0sq metres) Approx.**

Floorplans: 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

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PROPERTY MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICLUARS ARE ISSUED.

Thomas G Harvey for themselves and for the vendors of this property whose agents they are, give notice that:-

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