



**15, Markham Croft**  
**Pendeford, Wolverhampton, WV9 5PU**  
**Offers in the region of £170,000**

A charming two bedroom mid terrace home offered to market with no upward chain.

The property enjoys a pleasant and quiet cul-de-sac location within short walking distance of excellent local schools and amenities. Comprising a comfortable lounge, galley kitchen, family bathroom, two bedrooms and a well proportioned garden to the rear.

The accommodation benefits from an allocated parking space to the front, double glazing and gas central heating throughout and is perfect for first time buyers or those looking to downsize.

# 15 Markham Croft, Pendeford, Wolverhampton, WV9 5PU

## LOCATION

Located in a popular residential area in a cul de sac location off Halesworth Road, this property is conveniently situated with a wide range of facilities and amenities within short walking distance, including Morrisons, post office, health centre and pharmacy. The i54 business park, M54 and M6 motorways and local schools are also within close proximity.

The area is well served by excellent transport links with regular bus services to the surrounding areas and Wolverhampton City Centre.

## FRONT



Having a pleasant and low maintenance frontage with an area of lawn, border stocked with shrubs and path leading to the front door.

The property has an allocated parking space which is located to the front of the property.

## ENTRANCE

The front door opens into the entrance which has laminate flooring, staircase to the first floor and door leading into the lounge.

## LOUNGE

13'7" x 13'1" (4.16 x 4.01)



A comfortable and light filled room having laminate flooring, radiator, under stairs storage and window to the front. This space leads into the kitchen area.



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## KITCHEN

6'9" x 13'1" (2.06 x 4.01)



A galley kitchen having laminate flooring, wall, base and drawer units, roll top work surfaces and window to the rear. Benefitting from an integrated electric oven and hob with extractor over. With space and plumbing for washing machine and an obscure door opening onto the rear patio.

## LANDING

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

## BEDROOM ONE

9'9" x 9'11" (2.98 x 3.03)



Having carpeted flooring, radiator and window to the front. With open doorway into wardrobe area which has drawers, shelves and hanging rails.



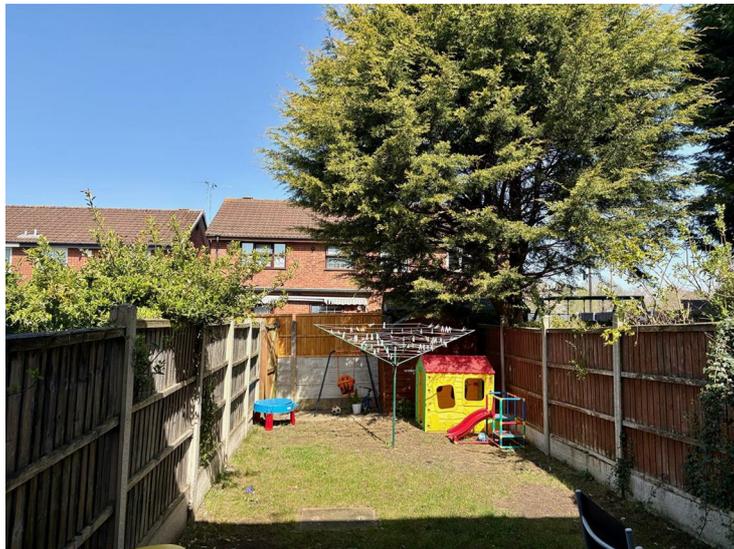
## BEDROOM TWO

10'9" x 6'7" (3.30 x 2.02)



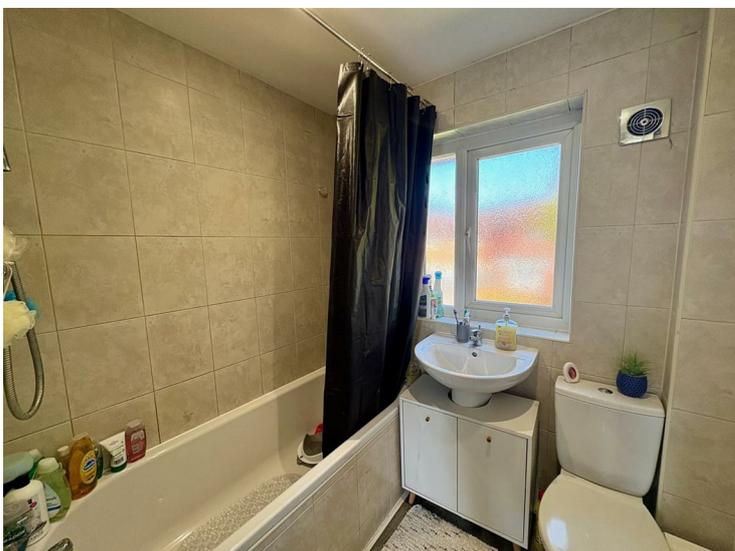
Having carpeted flooring, radiator and window to the rear.

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### FAMILY BATHROOM

7'5" x 6'2" (2.28 x 1.88 )



Having lino flooring, chrome heated towel rail, fully tiled walls, wc, bath with shower over, hand wash basin set within vanity unit and obscure window to the rear.

### REAR



To the rear is an enclosed North facing garden having a patio area, lawn and wooden garden stores.

### COUNCIL TAX BAND A

City of Wolverhampton Council - 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.

### VIEWING

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

### 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.

### SERVICES

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

### POSSESSION

Vacant possession will be given on completion.

### FLOOR PLANS

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

### 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.

### 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

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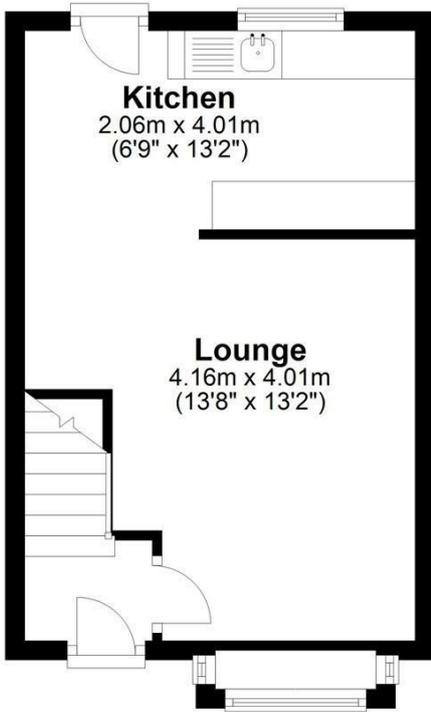
and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Worthington Estates. We reserve the right to amend these particulars without notice.

### FREE MARKET APPRAISAL

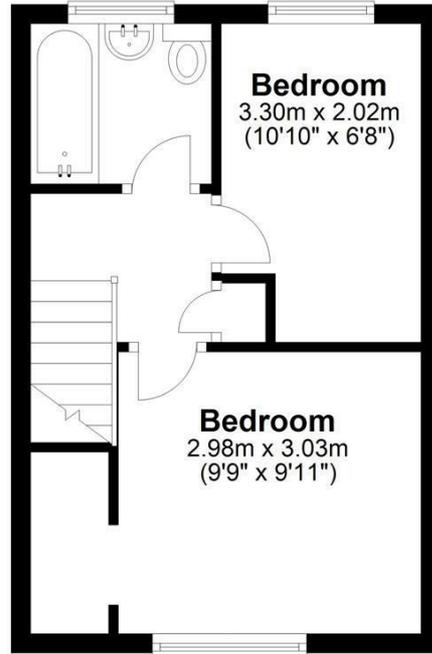
If you are thinking of selling your property, Worthington Estates would be delighted to carry out a free market appraisal of your property without obligation. Please contact us or feel free to pop in and see us.



### Ground Floor



### First Floor



Total area: approx. 51.4 sq. metres (552.8 sq. feet)  
**15 Markham Croft**

| Energy Efficiency Rating                    |                         | Current   | Potential |
|---|-------------------------|-----------|-----------|
| Very energy efficient - lower running costs |                         |           |           |
| (92 plus) <b>A</b>                          |                         |           | <b>89</b> |
| (81-91) <b>B</b>                            |                         |           |           |
| (69-80) <b>C</b>                            |                         |           |           |
| (55-68) <b>D</b>                            |                         | <b>70</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 |           |           |

| 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 |         |           |