10 Pendinas Drive, Wolverhampton, WV8 1JS

BERRIMAN
EATON

# 10 Pendinas Drive, Wolverhampton, WV8 1JS

This is a well proportioned home with allocated parking and an enclosed and private rear garden. The internal accommodation briefly comprises entrance hall, lounge and fitted kitchen to the ground floor. To the first floor there are two bedrooms and a shower room. The property benefits from central heating and double glazing.

WOMBOURNE OFFICE
EPC: TO FOLLOW

## LOCATION

Pendinas Drive is a quiet cul de sac situated just off Duck Lane, which has excellent access to Bilbrook Train Station as well as Codsall Middle School and St Christopher's Catholic Primary Academy

## DESCRIPTION

This is a well proportioned home with allocated parking and an enclosed and private rear garden. The internal accommodation briefly comprises entrance hall, lounge and fitted kitchen to the ground floor. To the first floor there are two bedrooms and a shower room. The property benefits from central heating and double glazing.

## ACCOMMODATION

The ENTRANCE HALL has a double glazed door with opaque side panel, radiator and staircase which rises to the first floor landing. The LOUNGE has a double glazed window to the front elevation, radiator, electric fire and surround and a door into the KITCHEN which is fitted with a range of wall and base units with complementary work surfaces with inset single drainer sink unit with mixer tap and space for a washing machine, oven and fridge freezer. There is a tiled splashback, steel door to the rear and a double glazed window.

The staircase rises to the FIRST FLOOR LANDING which has loft access sand part panelled walls. The SHOWER ROOM has a walk in shower cubicle, vanity wash hand basin and mixer tap, low level WC, double glazed opaque window to the rear elevation and radiator. DOUBLE BEDROOM 1 has a double glazed leaded window to the front elevation, radiator and a wall mounted central heating boiler. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation.

## OUTSIDE

There is a paved path leading to the entrance door. To the right hand side of the building there is a gravelled car parking area which has an allocated parking space and visitors spaces. The REAR GARDEN has been landscaped for low maintenance and is paved with planting areas, fencing to the boundary and a rear gated which gives pedestrian access for bins.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND B – South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the WOMBOURNE Office.
The property is FREEHOLD

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast 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
The long term flood defences website shows very low risk


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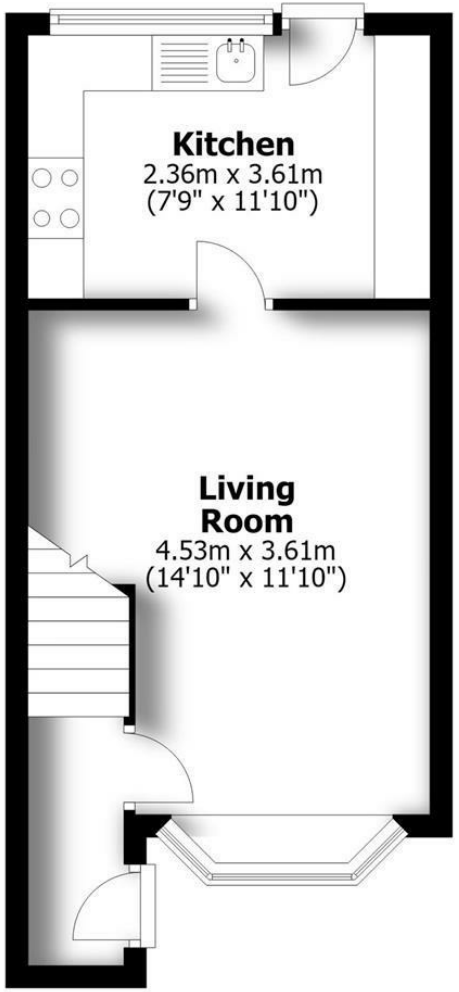
Offers In The Region Of
£210,000

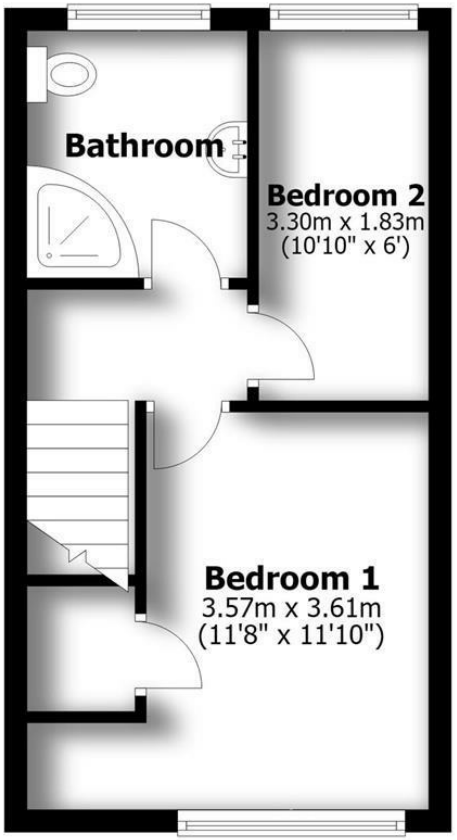
EPC: D


**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.

# 10 Pendinas Drive
**Wolverhampton**




## Ground Floor




## First Floor

**TOTAL: 52.8sq.m. 569sq.ft.**

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