9 PENDEFORD MILL LANE

WOLVERHAMPTON, WV8 1JB

OFFERS IN THE REGION OF £215,000

FREEHOLD

A well-presented two-bedroom semi-detached home situated in a sought-after village location close to local shops, schools, and amenities with the wider amenities of Codsall Village and Wolverhampton City Centre only a short drive away whilst also being ideally situated for easy access to the Motorway Network. Standing behind a driveway providing ample off road parking, this spacious and versatile property features a living room, dining kitchen, ground floor bathroom, two double bedrooms and a delightful mature rear garden making it an ideal home for a range of buyers.

SWF
Est. 1934
SANDERS WRIGHT & FREEMAN

9 PENDEFORD MILL LANE

• Sought After Village Location • Spacious Semi-Detached Home • Extremely Well Presented Throughout • Driveway Providing Ample Off Road Parking • Delightful Rear Garden • Ground Floor Bathroom • Internal Inspection Highly Reccommended • EPC Rating = D

APPROACH

The property is approached via a driveway providing off road parking for multiple vehicles.

ENTRANCE HALL

Under stairs cupboard and doors to the living room, dining kitchen and ground floor bathroom.

LIVING ROOM

12'0" x 11'9"

Double glazed window to the front, radiator and feature fireplace with inset wood burning stove.

DINING KITCHEN

17'1" x 8'2"

Double glazed window to the rear, part tiled floor, radiator, part tiled walls and a range of fitted wall, drawer and base units with work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. There is space for various household appliances and an integrated electric oven with 4 ring hob opposite. A part glazed door provides access to the rear.

GROUND FLOOR BATHROOM

8'0" x 5'7"

Double glazed obscure window to the rear, tiled walls, tiled floor and suite comprising close coupled w.c, pedestal wash hand basin and panelled bath.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

12'0" x 11'11"

Double glazed window to the front and radiator.

BEDROOM TWO

11'10" x 9'1"

Double glazed window to the rear, radiator and storage cupboard housing the combination boiler.

REAR GARDEN

To the rear of the property is a delightful garden which has clearly been loved and well maintained by the current owner. The garden features a paved patio area and lawn beyond which is bordered by a number of mature shrubs, trees and flowers. A side gate provides access to the front.

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 - South Staffordshire 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

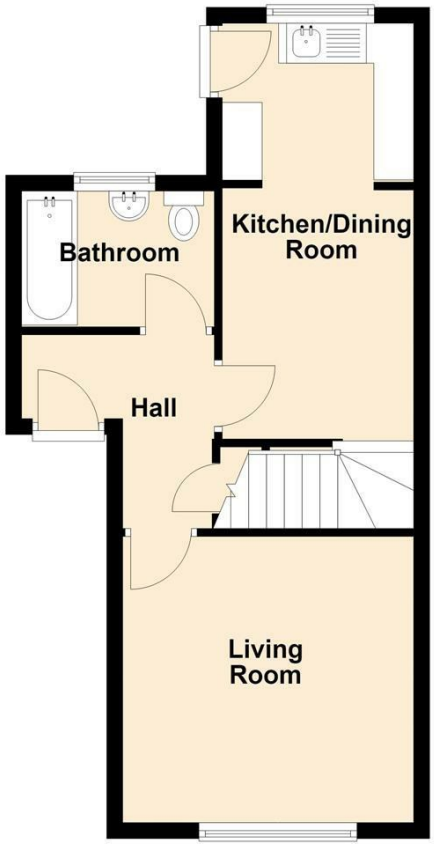
Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - https://www.ofcom.org.uk/mobile-coverage-checker

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

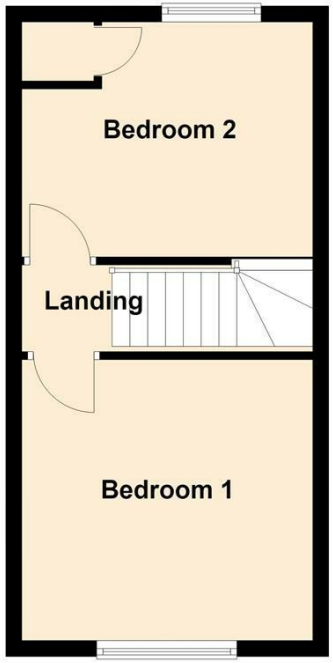
Flood Risk - Please use this link to check the long term flood risk for an area in England - https://www.gov.uk/check-long-term-flood-risk

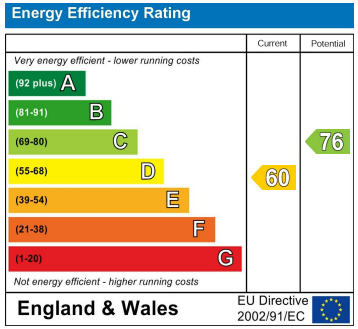
9 PENDEFORD MILL LANE

Ground Floor



First Floor





Sanders, Wright & Freeman - Sales
13 Waterloo Road
Wolverhampton
West Midlands
WV1 4DJ

01902 575555
enquiries@swfestateagents.co.uk
www.swfestateagents.co.uk

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