



29 PENDEFORD MILL LANE WOLVERHAMPTON, WV8 1JG

OFFERS IN THE REGION OF £250,000
FREEHOLD

A well-presented and extended two-bedroom semi-detached home, situated in a sought-after village location close to local shops, schools, and amenities. Offered with NO ONWARD CHAIN, this spacious property features a living room, dining room, kitchen, utility room, two double bedrooms, and a shower room. Externally, the property benefits from a driveway providing off-road parking for several vehicles and a delightful rear garden enjoying a pleasant outlook, making it an ideal home for a range of buyers.



29 PENDEFORD MILL LANE

- NO ONWARD CHAIN • DRIVEWAY FOR SEVERAL VEHICLES • UTILITY ROOM • TWO LIVING ROOMS • ATTRACTIVE REAR GARDEN • TWO DOUBLE BEDROOMS • POPULAR LOCATION



APPROACH

The property is approached via a gravel driveway providing off road parking for several vehicles. A gated side passage provides access to the rear garden.

ENTRANCE HALL

Staircase to the first floor landing, doorway to the living room.

LIVING ROOM

12'4" into bay x 12'0"

Double-glazed bay window to the front, radiator, doorway to the dining room.

DINING ROOM

15'3" x 9'0"

Double-glazed window and double-glazed double doors to the rear, radiator, decorative fireplace, opening to the kitchen.

KITCHEN

10'5" x 5'10"

Double-glazed window to the rear, radiator, part tiled walls, range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a stainless steel sink and drainer unit with mixer tap. There is a built in oven and hob, plumbing for a washing machine, doors to the rear garden, and utility.

UTILITY

10'5" x 6'8"

Doorway to the side passage, radiator, fitted wall, drawer and base units, plumbing for a washing machine, space for a dryer.

FIRST FLOOR LANDING

BEDROOM ONE

12'2" x 10'11"

Double-glazed window to the front, radiator, built in wardrobes.

BEDROOM TWO

9'0" x 8'10"

Double-glazed window to the rear, radiator.

SHOWER ROOM

Double-glazed obscure window to the rear, radiator, close-coupled w.c, pedestal wash hand basin, shower enclosure.

GARAGE / STORE

11'4" x 6'4"

Up and over door to the front.

REAR GARDEN

To the rear of the property is a pleasant enclosed garden with raised patio and lawn beyond.

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 - 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>

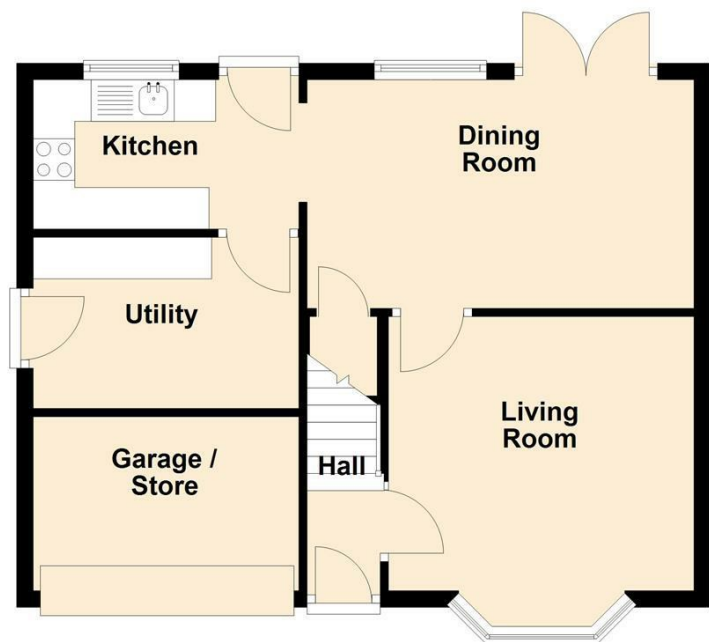
Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

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>

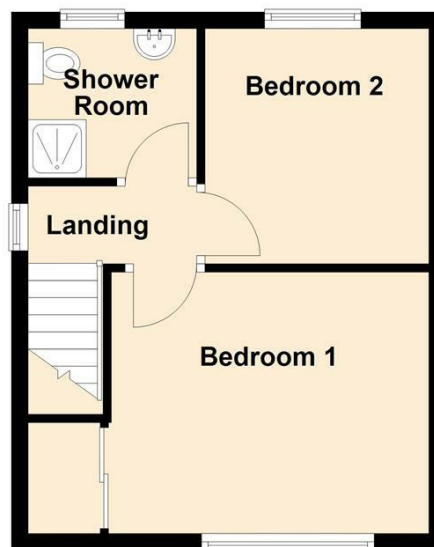
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Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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