



16 Kerridge Close, Pendeford WV9 5LU

Remodelled, and improved by the current owners over the years to provide a generous and versatile family home. This detached residence should be viewed for full appreciation.

Having three reception rooms, four bedrooms, utility, family bathroom, wet-room, and benefiting from much more, including full DG & CH plus delightful gardens.

Situated within this popular residential estate, to the north of the city, and as such good transport links, immaculately presented, and with offer invited for consideration.

EPC = D

Offers Around

£370,000



Ground Floor

Entrance

Is made under a Canopy to a double-glazed doorway opening into.

Reception Hall

Having a ceiling light, wall light, radiator, tiled floor, doors into.

Lounge

14' 1" x 12' 9" (4.29m x 3.89m)

With a front window, two radiators, dado rail, coving, feature fireplace & electric fire, wall & ceiling lights, TV point, wood flooring, further door to sitting room.

Sitting Room

10' 11" x 8' 2" (3.33m x 2.49m)

With a rear window, ceiling light, coving, radiator, TV aerial point, wood flooring, and an archway into.

Kitchen

10' 10" x 7' 2" (3.30m x 2.18m)

Having a range of fitted wall & base units with roll edge work surfaces, inset sink & drainer, tiled splashbacks, integrated gas hob and double electric oven, extractor hood, ceiling lights, radiator, understairs cupboard, further door into.

Utility

7' 5" max/3'3" min x 11' 3" max/6'5" min

With a range of base cupboards, roll edge work surfaces, tiled splashbacks, plumbing for a washing machine, and tumble dryer, Glow-worm boiler, space for an American style fridge-freezer, door and window to rear garden, radiator, further doors to kitchen, dining room and wet room.

Wet Room

8' 0" x 4' 1" (2.44m x 1.24m)

Having tiled walls and floor, WC, corner hand wash basin, open shower area, extractor fan, towel rail, ceiling light and a side window.

Dining Room

13' 9" x 7' 5" (4.19m x 2.26m)

With a ceiling light and rose, TV point, radiator, laminate flooring, front bow window, further door to hallway.



First Floor

Landing

Stairs rise from the ground floor hallway to a first floor Landing. With a ceiling light, loft access hatch, radiator and cover, airing cupboard and doors into.

Bedroom One

13' 8" Max 10' 0" Min x 9'6" Max 4' 10" Min

A spacious irregular shaped room and comprising of; two front windows, ceiling light and fan, coving, radiator, TV point, and an extensive range of built in bedroom furniture and storage.

Bedroom Two

11' 7" x 7' 6" (3.53m x 2.29m) Min to wardrobe doors.

With a front window, ceiling light and fan, TV point, laminate flooring, and built-in wardrobes.

Bedroom Three

9' 4" x 8' 11" (2.84m x 2.72m) With a rear window, ceiling light and fan, radiator, TV point and laminate flooring.

Bedroom Four

9' 0" x 6' 8" (2.74m x 2.03m)

With a rear window, ceiling light, radiator, and laminate flooring.

Bathroom

6' 4" x 6' 2" (1.93m x 1.88m)

Having tiled walls and floor, ceiling light, panel bath with shower over, WC, towel rail, pedestal wash basin, and a side window.

Gardens

Outside

To the rear is a delightful well-kept garden with lawn, patios, well stocked borders, shed, side walkway, father side passageway with gate to front, security light, and cold water tap.

The fore is equally well presented with lawn, stocked borders and a driveway.

Location

The property is situated within the popular and established residential estate of Pendeford. To the North of the City centre and as such ideally situated for many local amenities plus commute, being close by for the i54 development and also junction 2 M54 motorway.

For SATNAV please use the postcode WV9 5LU

NB

Viewing is strictly by prior appointment with the sellers via the agent.

Fixtures and fittings are potentially negotiable.

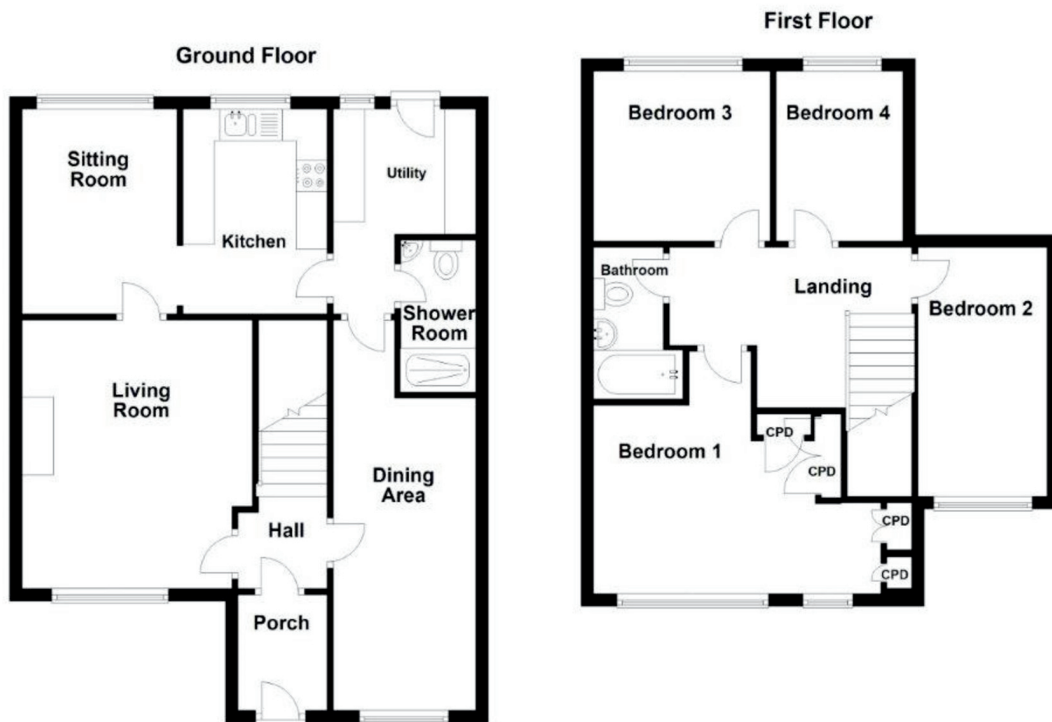
Offers are invited for consideration.

Title – Freehold

Council Tax – Wolverhampton - Band D

EPC – D





These drawings are for illustrative purposes only, may not be to scale, and should not be wholly relied upon.
 Plan produced using PlanUp.

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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly of travelling some distance.



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