



17 Tiffany Lane,  
Pendeford,  
Wolverhampton,  
WV9 5QU

**Asking Price Of £150,000**



This semi-detached property is located towards the end of a sought after cul-de-sac which offers a good degree of privacy to the front. Set behind a driveway for two or three cars the property has undergone substantial extension to the ground floor is very well presented and has accommodation including an inviting hallway with spacious through living/dining room off, further sitting room/ground floor bedroom, well equipped kitchen, two bedrooms, refitted bath room and a pleasant low maintenance garden. Double glazed and centrally heated. Internal inspection is highly recommended

### **APPROACH**

The property is approached via a driveway providing off road parking with a PVC framed entrance door giving access into the entrance hall.

### **ENTRANCE HALL**

Having part tiled flooring, radiator, staircase to the first floor landing and doors to:

**SPACIOUS THROUGH LIVING/DINING ROOM/ 18'3 max, 8'7 min (5.64m max, 5.33m x 5.56m max 2.62m**

Double glazed bow window to the front, radiator, feature fireplace with inset flame effect gas fire, useful store cupboard, doorway to the kitchen and double glazed sliding patio door out to the rear garden.

### **KITCHEN 12'7 X 8'11 (3.84M X 2.72m)**

Double glazed bow window to the rear, radiator, tiled flooring, part tiled walls and a range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a 1 1/4 bowl sink and drainer with mixer tap. There is space for numerous household appliances including fridge/freezer, cooker and tumble dryer and plumbing for a washing machine. Doors provide access to the living room and ground floor bedroom/sitting room.

### **SITTING ROOM/GROUND FLOOR BEDROOM 15' x 9'7 (4.57m x 2.92m)**

Double glazed window to the front, radiator and doors to both hallway and kitchen

### **FIRST FLOOR LANDING**

Double glazed obscure window to the side, loft access hatch, useful store cupboard and doors to:

### **BEDROOM ONE 11.8 x 9.8 (3.56m x 2.95m)**

Double glazed window to the front, radiator, built in double wardrobe with sliding mirror doors

### **BEDROOM TWO 12'3 x 6'11 (3.73m x 2.11)**

Double glazed window to the rear, radiator.

### **BATHROOM 7'6 x 5'6 (2.29m x 1.68m)**

Double glazed obscure window to the rear, towel rail, tiled walls, ceiling down lights and white suite comprising low level w.c., wash hand basin and panelled bath with over bath shower.

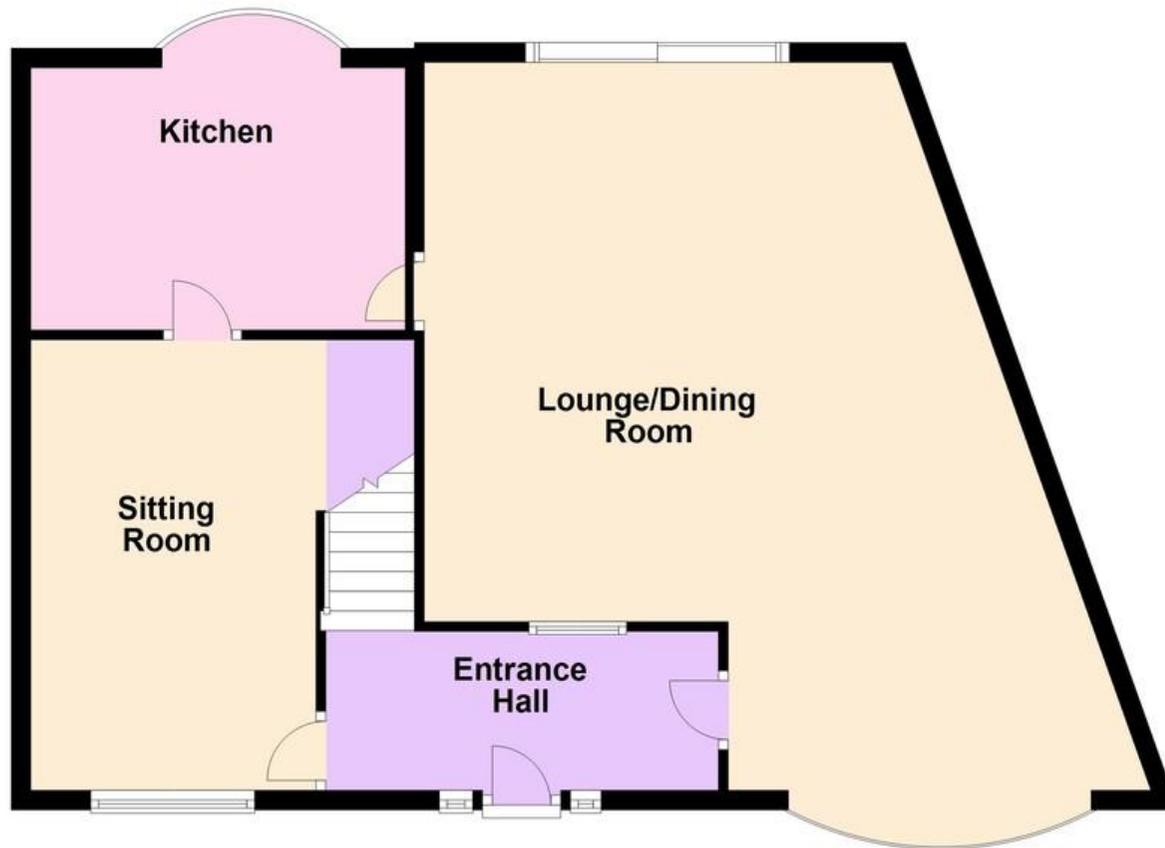
### **REAR GARDEN**

To the rear of the property is a relatively low maintenance garden with gravel and paved areas and a variety of flower and shrub borders

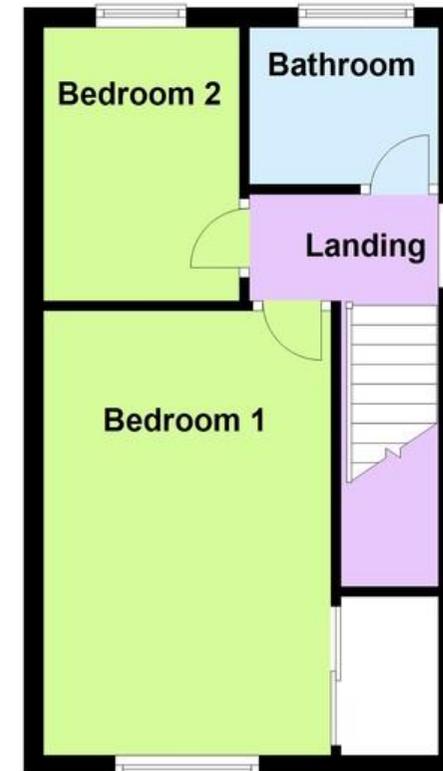


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Ground Floor



First Floor



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