

## 6 Pagham Close Wolverhampton WV9 5RD

A Well Appointed First Floor Two Bedroom Mainsonette of good proportions occupying a small cul de sac within a Pendeford neighbourhood, conveniently located only minutes away from a supermarket, further shopping facilities, a medical practice and excellent local schools.

6 Pagham Close offers surprisingly spacious accommodation with its two double bedrooms along with a well appointed Bathroom, a light and bright welcoming Lounge/Dining Room where you can relax in comfort and dine in style or create culinary delights in the adjoining Kitchen. Outside the property has its own rear garden for dining al fresco and the added benefit of resident and visitor parking within the cul de sac.

The area is also well placed for access to the M54 motorway links and I54 Business Park along with Wolverhampton City Centre only being a short driving distance offering a comprehensive range of shopping and dining facilities as well as rail services running to Shropshire, Birmingham, London Euston and beyond.

**ACCESS** The property is set back behind a lawned front garden and side gated access to the rear garden.

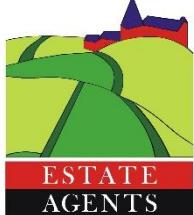
## Overview

- Deceptively Spacious First Floor Maisonette with the benefit of a garden, parking
- NO UPWARD CHAIN
- Attractively appointed throughout
- A welcoming light and bright Lounge/Dining Room and a good sized Kitchen
- Two Double Bedrooms served by a House Bathroom
- Double Glazing and Combi Gas Central Heating

**ACCOMMODATION** A UPVC part glazed entrance door with a meter cupboard alongside gives access to a carpeted **ENTRANCE HALLWAY** with a radiator, ceiling light, tiled floor and accommodating a staircase with handrail rising to the apartment. **LANDING** Laid with carpet and having ceiling light point, loft access hatch where there is a large storage space and a useful shelved cupboard. **LOUNGE/DINING ROOM** Having glazing over the rear aspect, radiator, carpet, ceiling light point and a door to **KITCHEN** which also has glazing over the rear aspect and beautifully appointed with modern metro tiled walls and a ceramic tiled floor. Wall and base units adorn the walls topped with butchers block worktops incorporating a one and a half bowl stainless steel sink and drainer, a four ring gas hob with chimney extractor over and an electric oven beneath. The gas central heating boiler is also housed discreetly within a wall mounted cupboard. There's also space and plumbing for a washing machine along with space for an upright fridge/freezer.

**BEDROOM ONE** Laid with carpet and has glazing overlooking the frontal aspect, radiator, ceiling light point and a built in cupboard. **BEDROOM TWO** Also overlooking the frontal aspect and fitted with carpet, radiator, ceiling light point. **BATHROOM** Having a privacy glazed window, heated chrome towel rail, tiled flooring, an extractor fan and a suite comprising of a panelled bath with thermostatic shower over and a screen alongside, pedestal hand wash basin and W.C. **REAR GARDEN** Enclosed with perimeter fence panelling and gated access to this lawned well kept garden having a timber garden shed providing a good storage facility and there's also an area tucked away to house dustbins. We are advised by the vendor that the Ground Rent is Five Hundred and Twenty Five Pounds per annum and a Lease remaining of 90 years. **WOLVERHAMPTON COUNCIL TAX BAND: A** **EPC RATING: D** **DIRECTIONS:** Midway along The Droveway in Pendeford at the small island turn into Leybourne Crescent and first left into Pagham Close where the property sits towards the end of the cul de sac.







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**01952 460000**

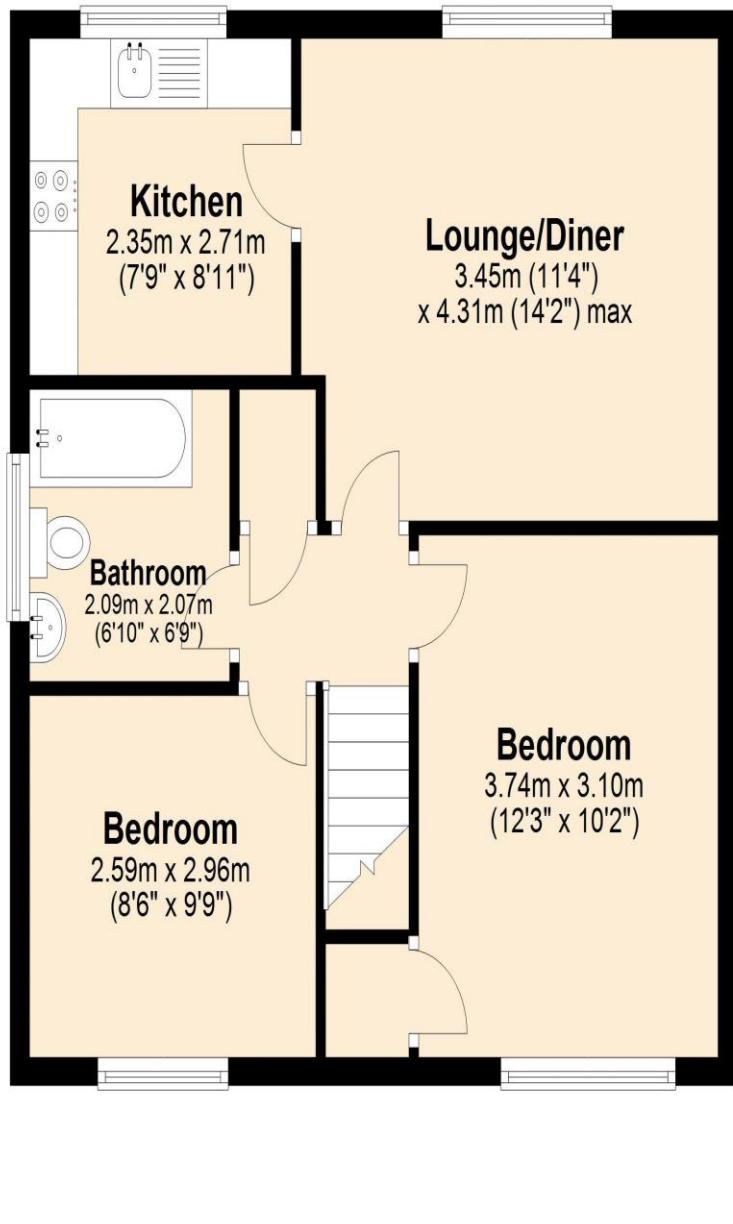
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. F710

## First Floor

Approx. 51.9 sq. metres (559.0 sq. feet)



Total area: approx. 54.2 sq. metres (583.5 sq. feet)

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