



## 16 MARDEN CLOSE WILLENHALL, WV13 3ES

OFFERS IN THE REGION OF £195,000  
**FREEHOLD**

Immaculately presented two bedroom semi-detached home situated towards the head of a quiet cul-de-sac close to a full range of local amenities including schools, shops, access to public transport whilst also being well placed for both the M54 & M6 Motorway Network. The property has been improved by the current owner and features well appointed accommodation throughout comprising entrance hall, living room, kitchen, two double bedrooms, bathroom, enclosed garden to the rear and a driveway to the front providing off road parking.





# 16 MARDEN CLOSE

- Extremely Popular Location • Cul-De-Sac Position • Close Proximity To M54& M6 Motorway Network • Ideal For First Time Buyers • Well Appointed Accommodation Throughout • Generous Driveway & Garden



## APPROACH

The property is approached via a driveway providing off road parking for several vehicles with an adjacent lawned foregarden. Double gates provide access to the side and rear.

## ENTRANCE HALL

Radiator, staircase to the first floor landing and door to the living room.

## LIVING ROOM

Double glazed window to the front, radiator and door to the kitchen.

## KITCHEN

Two double glazed windows to the rear, under stairs cupboard, tiled floor and a contemporary range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. There are a number of integrated appliances including an electric oven with 4 ring gas hob above, dishwasher, washing machine and space for an American style fridge freezer. A part glazed door provides access to the rear garden and side passageway.

## FIRST FLOOR LANDING

Double glazed window to the side, loft access hatch and doors radiating to:

## BEDROOM ONE

Two double glazed windows to the front, radiator, built in wardrobe and a built in airing cupboard.

## BEDROOM TWO

Double glazed window to the rear and radiator.

## BATHROOM

Double glazed obscure window to the rear, towel rail, tiled walls and suite comprising close coupled w.c, wash hand basin with vanity units beneath and panelled bath with shower above.

## REAR GARDEN

To the rear of the property is a generous garden with a tarmac seating area and lawn beyond. A side gate provides access to the front.

## COUNCIL TAX

Wolverhampton City Council - Tax Band B

## TENURE Freehold

The property is freehold.

## SERVICES

The agent understands that mains gas, electricity, water and drainage are available.

## BROADBAND

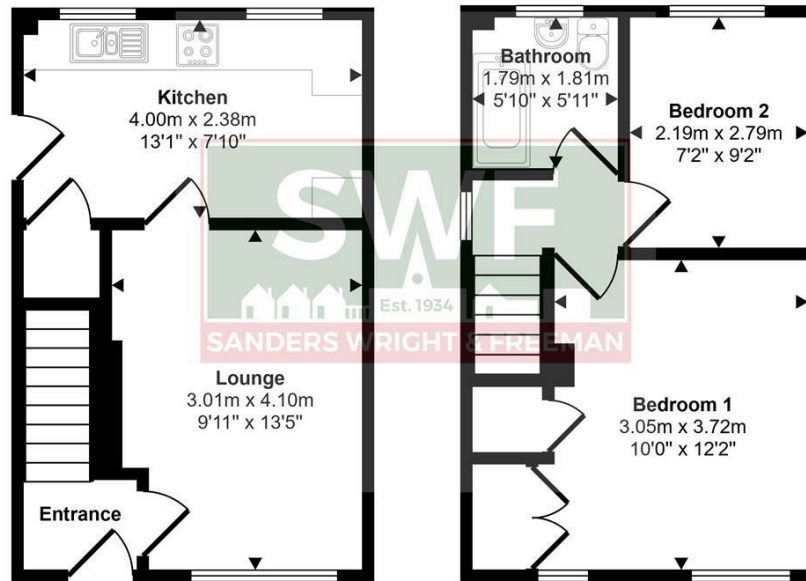
Ofcom checker shows Standard / Superfast / Ultrafast are available

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

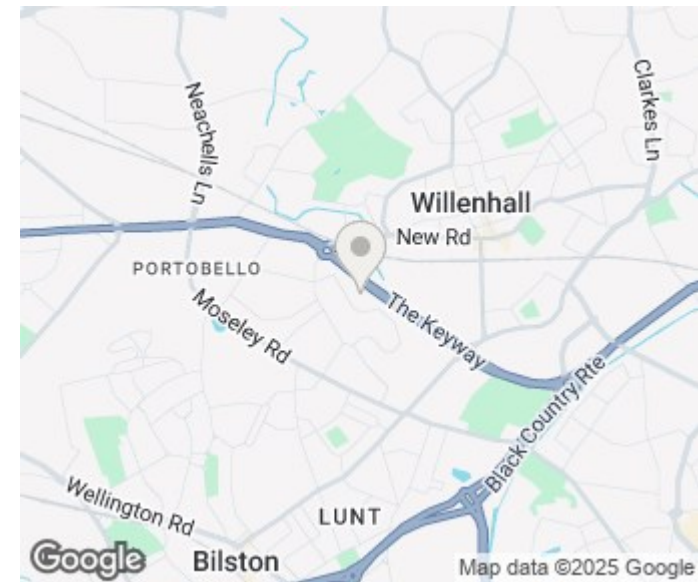
## 16 MARDEN CLOSE



Approx Gross Internal Area  
54 sq m / 579 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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