



*Ivy House, Perton Road, Wightwick*

# A Most Charming & Distinctive Three Bedroom Two Bathroom Detached House In Premium Residential Location with Approved Planning Permission For Superior Two Storey Extension

**'Ivy House' 50 Perton Road, Wightwick, Wolverhampton, WV6 8DJ**  
**Asking Price: £675,000**

**Tenure: Freehold**  
**Council Tax: Band G - Wolverhampton**  
**EPC Rating: C (70)**  
**Total Floor Area: 1832sq feet (170.2sq metres)**  
**No Upward Chain**

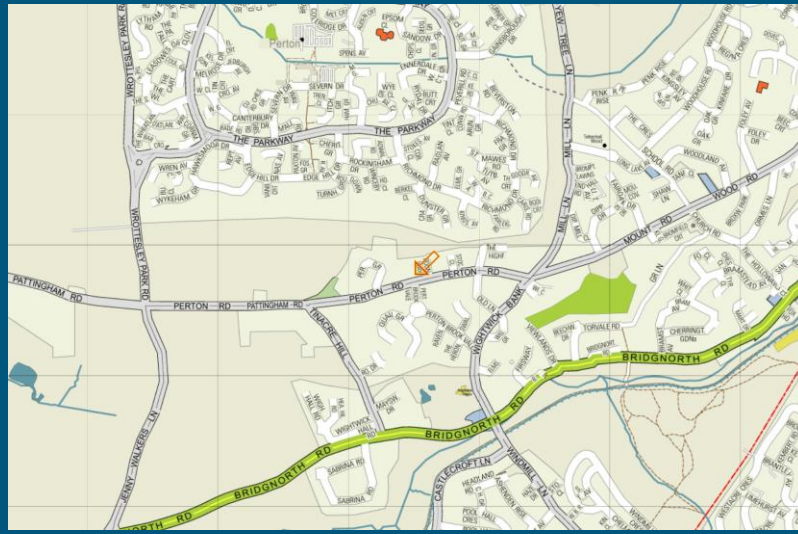
Occupying a choice position in one of the most favoured residential areas in Wolverhampton, this individually designed detached property has been built to a well-planned specification utilising the maximum space and has been extensively redesigned over the years to create a first class family home with a number of high quality features throughout!

Thoughtfully remodelled with no expense spared to create a stunning & contemporary interior, internal inspection is essential to appreciate this special property. Ideal for purchasers requiring a property, ready to just move into, viewing will reveal many appealing features, having stylish décor throughout, quality carpets & flooring, modern bathrooms and a fantastic open plan dining kitchen, perfect for hosting large families or guests.

At approx. 1,832sq feet, the accommodation includes reception hall with fitted cloakroom, front sitting/ dining room, through living room with stone fireplace and new well-appointed open plan dining kitchen with family area. Adjacent is a useful utility and side lobby with internal access to the double garage. On the first floor, is a galleried landing with Juliette balcony to front, leading to three good bedrooms and both the family bathroom & master ensuite have been refitted with luxury suites. A long driveway which is mainly screened from the road provides parking for several cars and at the rear is a mature private garden which offers a most pleasant setting.

The property has been granted Planning Permission for a front, side & rear extension cresting a ground floor open plan kitchen extension & utility and on the first floor a further two bedrooms and three bathrooms. There is permission for front boundary wall & gates. City of Wolverhampton Council– Reference 23/00577/FUL.

Offered with No Upward Chain and with internal inspection highly recommended, the gas centrally heated and double glazed interior further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   c	79   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**Reception Hall:** Hardwood double glazed leaded door with matching side windows, period style radiator, coved ceiling, parquet wood flooring, I-shaped staircase with oak balustrade and built in cloaks cupboard.

**Fitted Cloakroom:** Fitted with a modern white suite comprising vanity unit with recessed WC & stores, chrome heated towel rail, tiled walls, wall mounted mirror, recessed ceiling spot lights, extractor fan, tiled flooring and double glazed leaded window to rear.

**Dining/ Sitting Room: 11'8" (3.55m) x 11'1" (3.38m)**

Radiator, coved ceiling and double glazed leaded window to front.

**Living Room: 20'7" (6.26m) x 11'7" (3.52m)**

Minster stone open fire place with matching hearth, two radiators, coved ceiling, double glazed leaded window to front and double glazed patio doors to rear.

**Open Plan Breakfast Kitchen with Family Area: 24'4" (7.43m) x 11'8" (3.55m)**

Refitted with an extensive suite of matching modern grey units comprising a range of base cupboards & drawers with matching worktops including breakfast bar, suspended wall cupboards with display lighting with matching plinth LED lighting, black ceramic single drainer sink unit with chrome mixer tap, built in dishwasher, recess for Belling double width Range style cooker with black extractor hood over, two radiators, recessed ceiling spot lights, marble effect tiled flooring, double glazed leaded windows to rear and matching patio doors to rear garden.

**Utility: 9'8" (2.94m) x 5'7" (1.71m)**

Built in base cupboards with matching worktops, stainless steel double drainer sink unit, a range of suspended wall cupboards, recess & plumbing for washing machine & dryer, radiator, tiled flooring, door to side and double glazed leaded window to rear.

**Side Lobby:** Skylight, tiled flooring, double glazed leaded door to front and internal door to: **Double Garage: 18ft (5.49m) x 16'4" (4.97m)**

Remote controlled roller shutter door, power, lighting and side windows.

**First Floor Galleried Landing:** Loft hatch, coved ceiling and double glazed leaded double doors to front with Juliette balcony.

**Bedroom One: 14'5" (4.41m) x 11'8" (3.55m)**

Radiator, coved ceiling and double glazed leaded window to front. **Ensuite:** Refitted with a new modern white suite comprising walk in double shower with chrome power shower, low level WC, vanity unit, period style radiator, part PVC panelled walls, recessed ceiling spot lights, extractor fan and double glazed leaded window to rear.

**Bedroom Two: 11'8" (3.55m) x 11'1" (3.38m)**

Radiator, coved ceiling and double glazed leaded window to front.

**Bedroom Three: 11'2" (3.40m) x 9'2" (2.78m)**

A range of built in wardrobes, radiator, coved ceiling and double glazed leaded window to rear.

**Bathroom:** Refitted with a new modern white suite comprising walk in double shower, panelled bath, vanity unit with stores & recessed WC, chrome heated towel rail, part PVC panelled walls, recessed ceiling spot lights, extractor fan and double glazed leaded windows to rear.

**Rear Garden:** Fully stocked & mature private rear garden comprising full width patio with dwarf wall & steps leading up to large lawn area, a variety of shrubs & trees, timber shed, surrounding fencing & hedging.













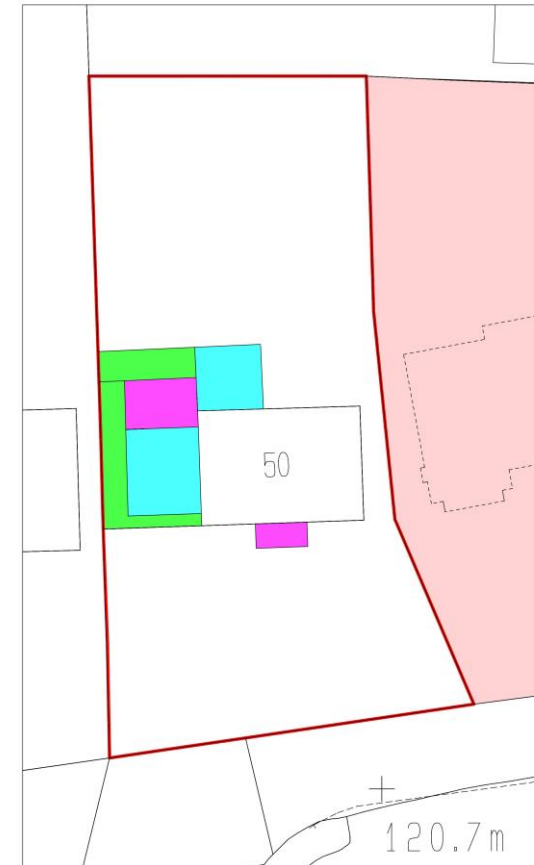
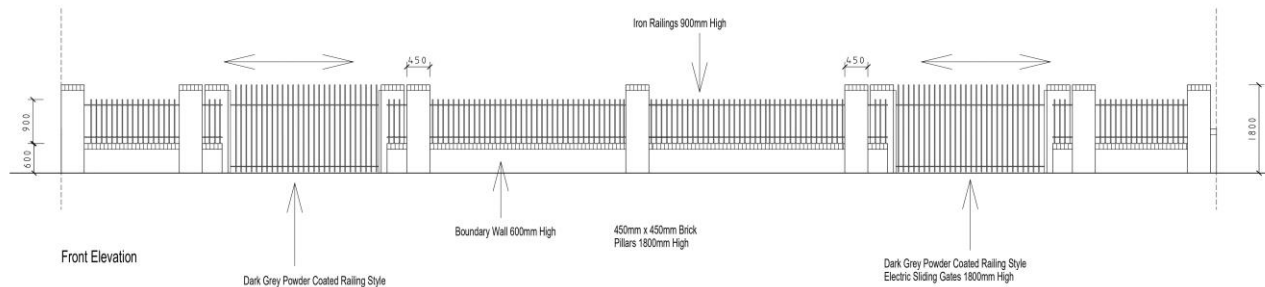
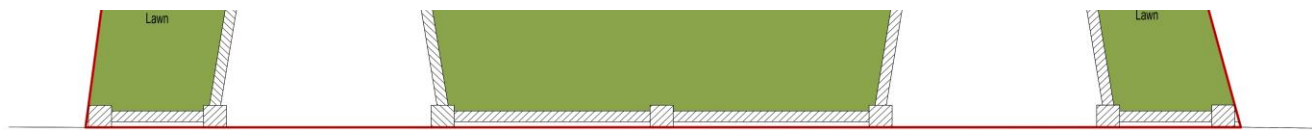
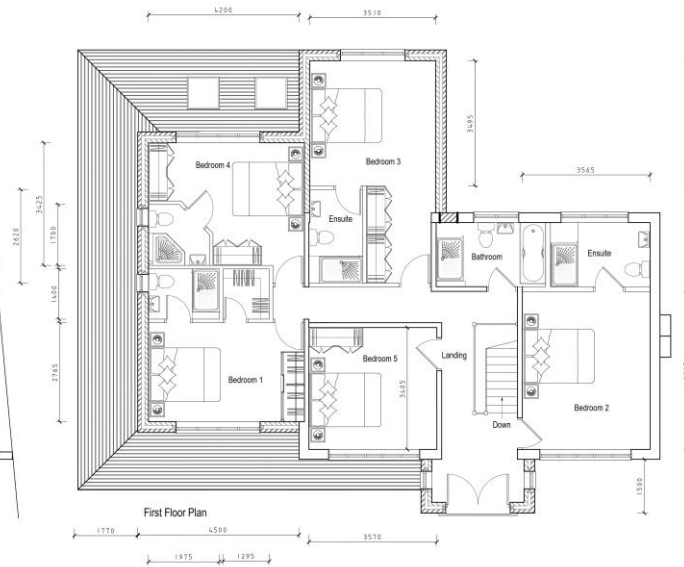
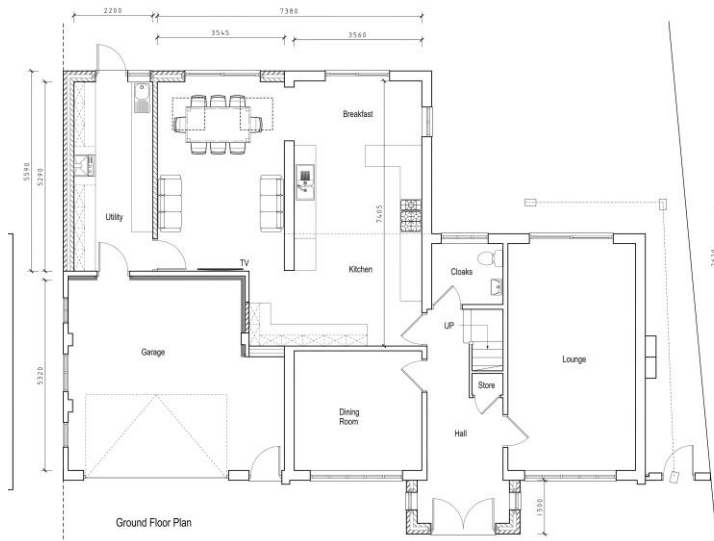






# Planning Permission Granted

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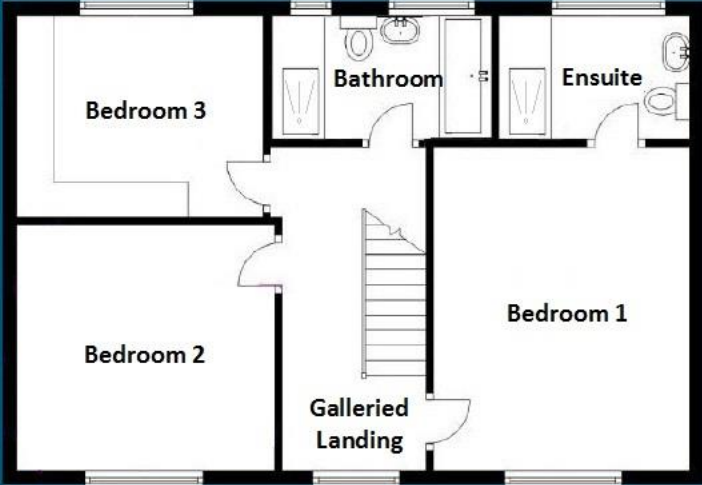


- Single Storey
- Double Storey
- First Floor

**Total Floor Area: 1832sq feet  
(170.2sq metres) Approx.**



**Ground Floor**



**First Floor**

**PROPERTY MISDESCRIPTION ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.**

Thomas G Harvey for themselves and for the vendors of this property whose agents they are, give notice that:-

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2. All statements contained in these particulars as to this property are made without responsibility on the part of Thomas G Harvey & Company or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
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5. The vendor does not make or give, and neither Thomas G Harvey & Company, nor any person in their employment has any authority to make or give representation or warranty in relation to this property.

