



17 Water Mill Close, Fordhouses

THOMAS HARVEY
ESTATE AGENTS

A Deceptive Three/ Four Bedroom Detached Family House Occupying A Generous Corner Plot In A Popular Residential Area With The Added Benefit of Detached Double Garage & Further Driveway

17 Water Mill Close, Fordhouses, Wolverhampton, WV10 6NA
Asking Price: £355,000

Tenure: Freehold
Council Tax: Band D - Wolverhampton
EPC Rating: D (57)
Total Floor Area: 1507sq feet (140.0sq metres)
No Upward Chain

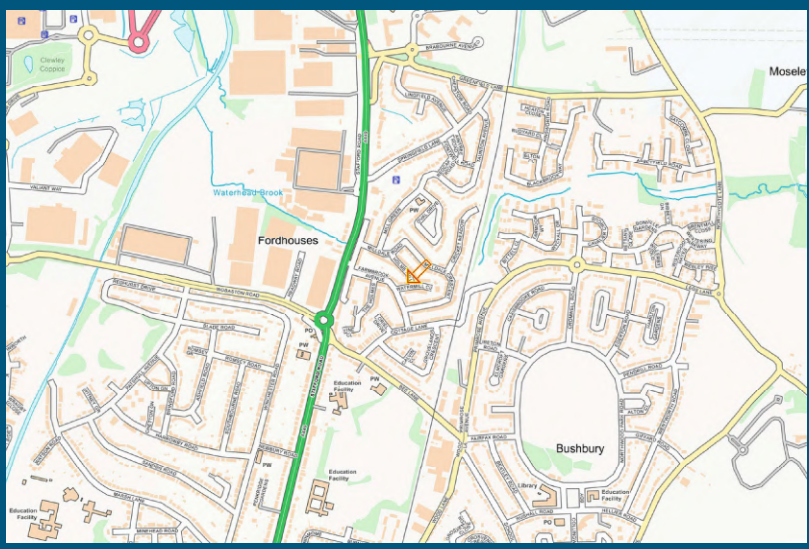
Situated in a well-established residential area, extremely convenient for a vast range of amenities including shops and schools in both sectors, this extended detached house is an excellent example of a family home, ideal for purchasers requiring a large detached house to restyle to own requirements.

Set in a large plot are of approx. 4,808sq feet/ 466.7sq metres, the accommodation has been reconfigured & well maintained over the years to provide an attractive interior yet offering tremendous potential to further extend on both floors (Subject to Planning Permission).

Having the benefit of gas central heating and double glazing the accommodation includes reception hall with stairs to first floor, living room, 19ft open plan breakfast kitchen and a sitting room/ downstairs fourth bedroom. The ground floor also benefits from a rear lobby with downstairs WC and good size utility. On the first floor there are three good bedrooms and the family bathroom is fitted with a traditional cream suite. On the first floor landing, a pull down ladder leads to the useful loft room which could be used for a multitude of purposes i.e. home office, play room, hobbies room etc. At the front of the property is a driveway providing off road parking. As the property sits in a generous corner plot, a feature of 17 Water Mill Close is undoubtedly the mature & landscaped gardens which provide a most pleasant outlook and offering the exceptional advantage of a further double driveway & detached double width garage.

Located just off the Stafford Road and therefore having the M54 motorway less than 0.5miles away, Water Mill Close is also with easy access of i54 Business Park, Wolverhampton City Centre and having excellent transport link.

With viewing highly recommended & offered with no upward chain, the accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



T: 01902 758111

E: properties@thomasharvey.co.uk

W: www.thomasharvey.co.uk

A: 1 The Arcade, High Street, Tettenhall, Wolverhampton WV6 8QS

Entrance Hall: PVC double glazed opaque door with matching side windows, radiator and staircase to first floor.

Sitting Room/ Downstairs Bedroom Four: 10'2" (3.10m) x 7'7" (2.30m)

Radiator, coved ceiling, wall light points and double glazed window to front.

Living Room: 14'7" (4.45m) x 12'6" (3.80m)

Marble style fireplace & hearth with gas coal fire, radiator, wall light points, coved ceiling and double glazed window to front.

Open Plan Breakfast Kitchen: 18'10" (5.75m) x 8ft (2.45m)

Fitted with a traditional suite comprising 1½ drainer sink unit with chrome mixer tap, a range of base cupboards & drawers with matching worktops, suspended wall cupboards, wall mounted gas fired central heating boiler, recess & gas point for cooker, radiator, walk in pantry, part tiled walls and double glazed windows to rear.

Rear Lobby: Radiator and PVC double glazed opaque door with window to rear. **Downstairs WC:** Fitted

with WC and double glazed opaque window to rear. **Utility:** 7'9" (2.35m) x 7'7" (2.30m)

Built in base cupboard, worktop, suspended wall cupboards, plumbing for washing machine, part tiled walls and internal glazed opaque window & door.

First Floor Landing: Floor to ceiling built in corner airing cupboard, wall light point, double glazed opaque window to side and loft hatch with pull down ladder to: **Loft Room:** 18'10" (5.75m) x 8'2" (2.50m) Power lighting and storage into eaves.

Bedroom One: 11'6" (3.50m) x 10'4" (3.15m)

Radiator, built in double wardrobe with overhead stores and double glazed window to front.

Bedroom Two: 11'4" (3.45m) x 9'10" (3.00m)

Built in furniture including twin double wardrobes with overhead stores, drawers & dressing table radiator and double glazed window to rear.

Bedroom Three: 8'6" (2.60m) x 8ft (2.45m)

Radiator and double glazed window to rear.

Bathroom: 6'11" (2.10m) x 5'11" (1.80m)

Fitted with a traditional light cream suite comprising panelled bath with shower unit over, pedestal wash hand basin, low level WC, radiator, laminate flooring, tiled walls and double glazed opaque window to front.

Gardens: Mature & fully stocked gardens surround the site, measuring at over approx. 4,808sq feet/ 466.7sq metres and comprising a rear garden with full width paved terrace & dwarf wall, surrounding fencing, shaped lawns with flowering borders & centre path leading to detached garage. The side garden has neatly landscaped with shaped lawns, a variety of shrubs & trees, boundary brick dwarf wall and double driveway at rear. **Detached Double Garage: Garage One:** 14'5" (4.40m) x 7'5" (2.25m) & **Garage Two:** 14'5" (4.40m) x 7'5" (2.25m) Two sets of 'Up & Over' garage doors, power, lighting and exterior door to rear garden.











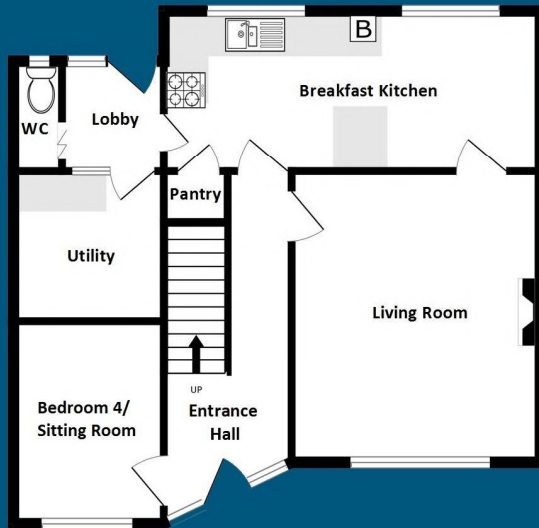
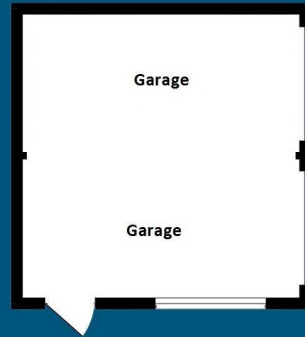




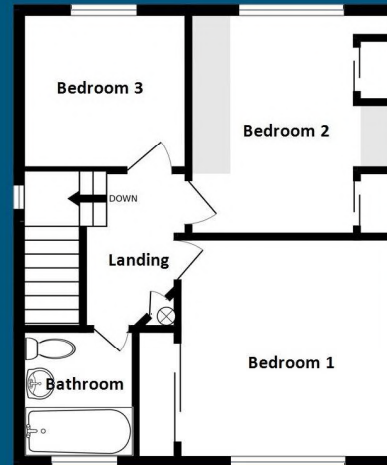




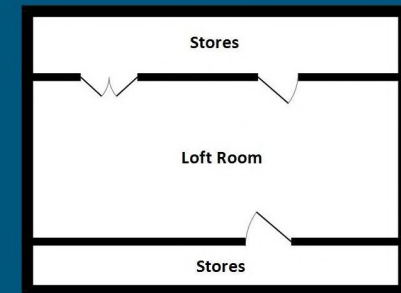
**Total Floor Area: Approx.
1507sq feet
(140.0sq metres)**



Ground Floor
Approx.: 818sq feet (76.0sq metres)



First Floor
Approx.: 431sq feet (40.0sq metres)



Second Floor
Approx.: 258sq feet (24.0sq metres)

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:-

1. The particulars do not constitute any part of an offer or contract.
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.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
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.