



10 Lansdowne Road, Bilston

A Thoughtfully Restyled Deceptive Three Bedroom Detached Family Property In a Popular Residential Area Close To The Black Country Route

10 Lansdowne Road, Bilston, Wolverhampton, WV14 6LL

Asking Price: £355,000

Tenure: Freehold

Council Tax: Band D - Wolverhampton

EPC Rating: D (65)

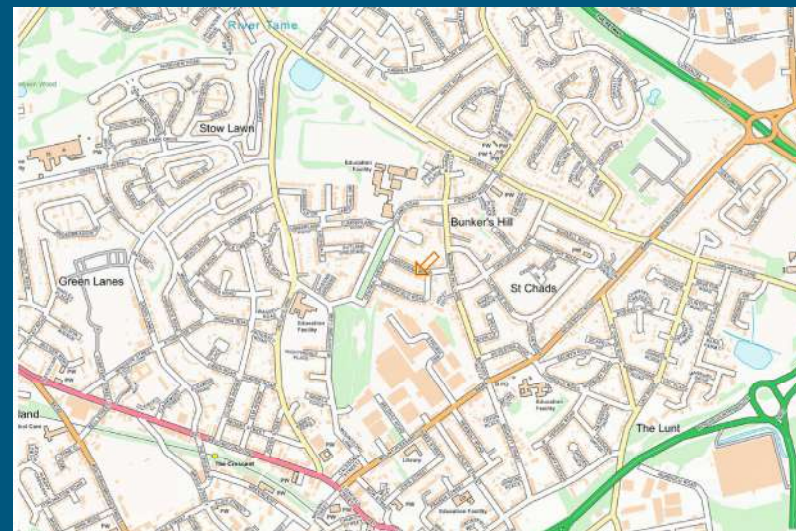
Total Floor Area: Approx. 979sq feet (91sq metres)

Situated in one of the most favoured locations of Bilston just off Central Avenue or Bunkers Hill Lane and therefore convenient for the majority of amenities including schooling in both sectors, this distinctive detached property is a fine example of a family home and is ideal for purchasers requiring a high quality property, ready to just move into!

Originally constructed to a traditional design the property has been extensively restyled in recent years to provide a most impressive and modern interior with a host of charming features throughout. Deceptive externally, viewing of the interior is essential to appreciate the well planned & spacious living accommodation which is stylishly appointed throughout incorporating many features with high quality carpets & flooring, trendy décor throughout, a number of oak veneered style interior doors and a remodelled rear garden to provide a most useful outdoor space.

The gas centrally heated and double glazed interior incorporates reception porch to entrance hall with staircase to first floor with utility cupboard & c-shaped staircase to first floor, useful home office, front living room with feature display wall & remote controlled electric fire, rear sitting/ dining room and a smart fitted kitchen with a light grey suite. On the first floor, the landing leads to three double bedrooms and a new family bathroom. At the front of the property is a double width block paved driveway providing ample off road parking and the south facing rear garden is a good size at approx. 90ft long and has been neatly landscaped to create a 'blank canvass' open space. An additional feature of the property is a gated side entry providing a long driveway, the entire length of the plot with plenty of space to construct a detached garage (Subject To Planning Permission). Although the property already offers a well-planned layout, if so required, there is provision to extend the accommodation (STPP).

Convenient for the majority of amenities including walking distance of local schools, shops & bus routes, Lansdowne Road is also within easy access of the Black Country Route and therefore ideal for commuting to principal towns. Internal inspection is highly recommended to recognise this individual property, being a superb illustration of its type.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 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



Reception Porch: Hard wood front door and porcelain tiled flooring.

Entrance Hall: Internal hard wood door with double glazed insert, period style graphite radiator and C-Shaped staircase to first floor with storage recess below.

Utility Cupboard: Wall mounted gas fired central heating boiler.

Office: 7'8" (2.37m) x 4'2" (1.28m)

Radiator and double glazed window to front. There is the benefit if a waste pipe and therefore provides to option to install a downstairs WC, if so required.

Living Room: 13'6" (4.14m into bay) x 13'3" (4.06m)

Feature display wall with slate style tiled cladding & remote controlled modern electric fire with LED lighting, period style graphite radiator, recessed ceiling spotlights, Herringbone style luxury vinyl flooring and double glazed bay window to front.

Sitting / Dining Room: 11'6" (3.54m) x 11ft (3.37m)

Period style graphite radiator and double glazed French doors to rear garden.

Kitchen: 12ft (3.67m) x 7'7" (2.35m)

Fitted with a matching suite of modern light grey gloss units comprising black ceramic 1½ drainer sink unit with stainless steel mixer tap, a range of base cupboards & drawers with matching granite style laminate worktops, suspended wall cupboards, built in appliances include microwave, electric double oven & 4-ring induction hob with black extractor screen over, plumbing for washing machine/ dishwasher, recessed ceiling spotlights, period style graphite radiator, ceramic tiled flooring, double glazed window to rear and exterior door to side driveway.

First Floor Landing: Loft hatch and double glazed opaque window to side.

Bedroom One: 13'4" (4.07m into bay) x 13'4" (4.08m into wardrobes)

Fitted triple double wardrobes, radiator, recessed ceiling spotlights and double glazed bay window to front.

Bedroom Two: 11'3" (3.44m) x 11'1" (3.39m into wardrobes)

Radiator, recessed ceiling spotlights and double glazed window to rear.

Bedroom Three: 11'1" (3.40m) x 6'1" (1.86m)

Radiator and double glazed window to rear.

Bathroom: 7'7" (2.36m) x 5'6" (1.72m)

Refitted with a modern white suite comprising panelled bath with overhead chrome shower head, separate spray & screen, vanity unit, low level WC, graphite heated towel rail / radiator, slate style part tiled walls, extractor fan, laminate effect vinyl flooring and double glazed opaque window to rear.

Rear Garden: At approx. 90ft long, the south facing rear garden has recently been cleared to provide a 'blank canvas' and includes a large full width paved terrace overlooking the centre shaped lawn with side timber sleepers, surrounding fencing and double gates at the side of the house lead to additional off road screened parking with providing for the construction of a detached garage (subject to planning permission).











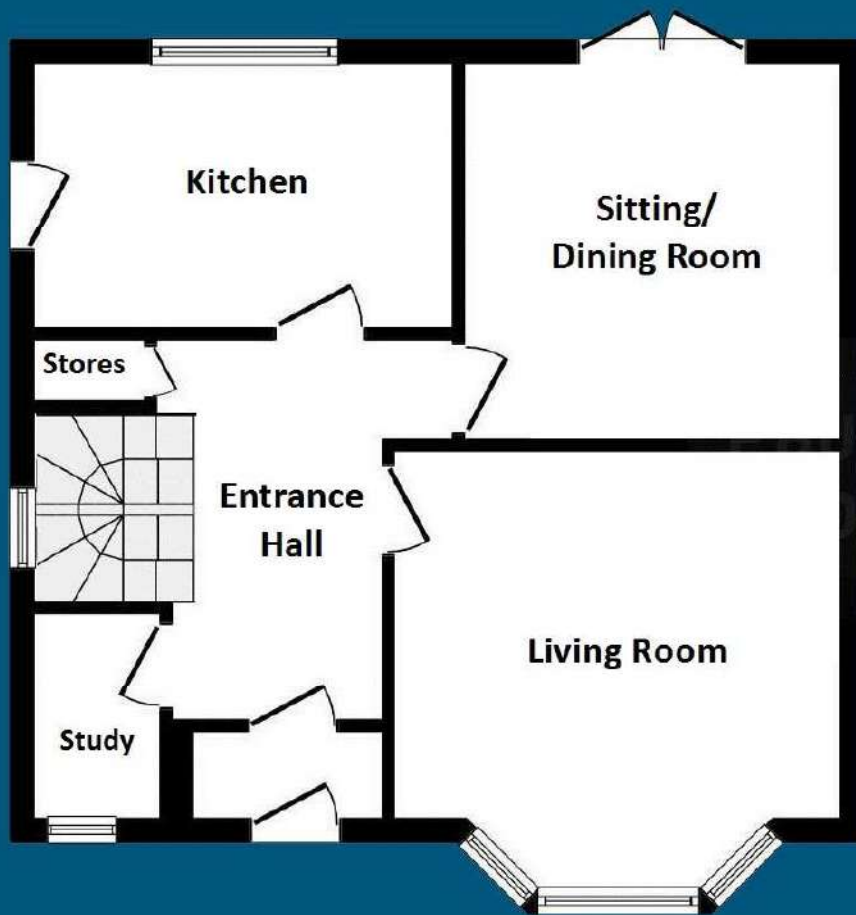




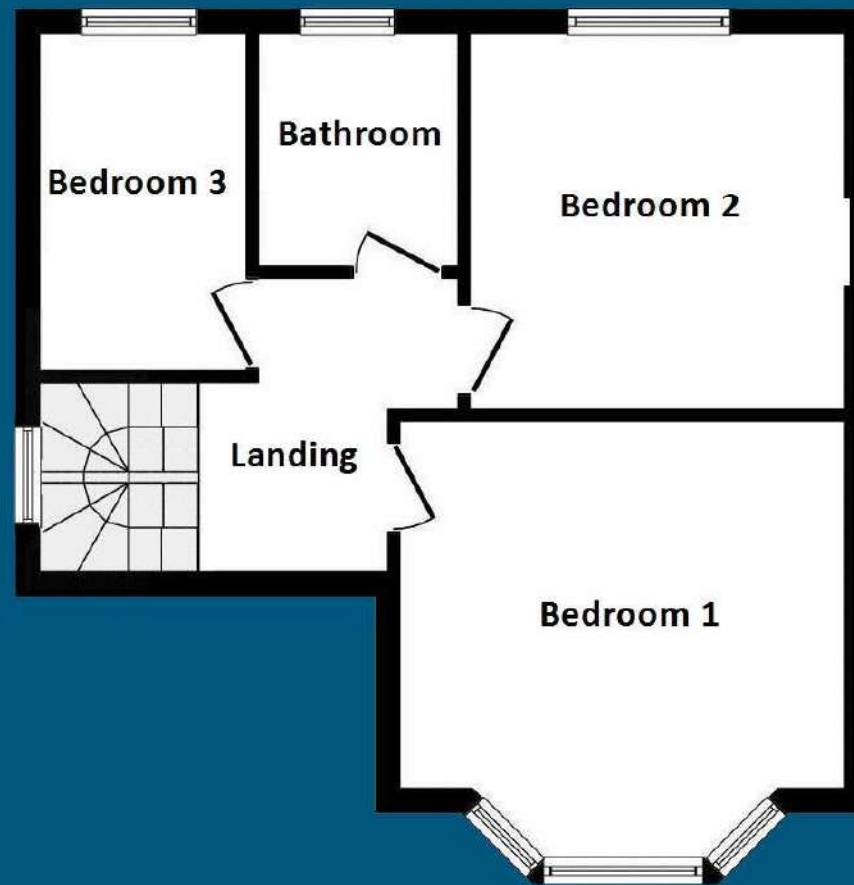


Total Floor Area: 979sq feet (91.0sq metres)

Approx.



Ground Floor



First Floor

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.

PROPERTY MISDESCRIPTION ACT 1991