



57 Butts Road, Penn

A Beautifully Presented Three Bedroom Semi Detached House, Recently Refurbished To A First Class Standard With A Host Of Trendy & Superior Features Throughout

57 Butts Road, Penn, Wolverhampton, WV4 5QD

Asking Price: £275,000

Tenure: Freehold

Council Tax: Band A – Wolverhampton

EPC Rating: D (65) No: 0310-2369-5480-2224-1141

Total Floor Area: 861sq. feet (80.0 sq. metres) Approx.

Services: We are informed by the Vendors that all main services are installed

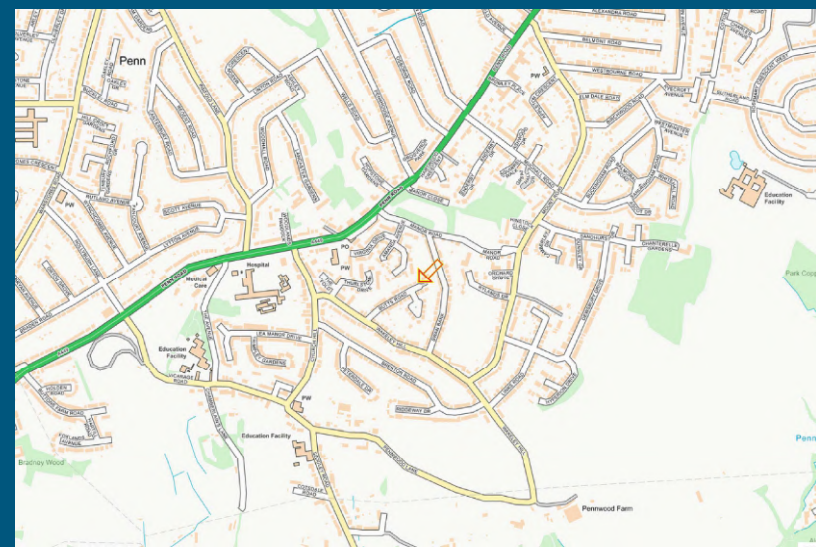
Situated in one of the most sought after locations in Penn, located in a small select cul-de-sac just off Wakeley Hill, Butts Road is therefore convenient for easy access to the majority of amenities, including Penn, Wombourne & of course Wolverhampton City Centre. This most impressive & individual semi-detached house has recently been refurbished to create one of the finest examples of its type currently listed on the market, with internal inspection an absolute must!

Thoughtfully remodelled by the present owners to create a stunning & contemporary interior, at approx. 861sq ft., the accommodation has been designed to utilise the maximum space and ideal for purchasers requiring a quality property, ready to just move into.

Viewing will reveal many appealing features including stylish décor throughout (and down to the finest detail), quality carpets & flooring, replaced windows & internal doors, new central heating system, certified electricians, modern bathroom and a fantastic full width open plan dining kitchen, a perfect entertaining space.

The accommodation now includes reception hall with bespoke panelled staircase & matching cloaks area, front living room with exclusive sliding doors leading to the open plan dining kitchen which is fitted with a smart grey suite & built in oven. The ground floor also includes the thoughtful installation of a fitted cloakroom. On the first floor there are three bedrooms, with two being of a particularly good size and the family bathroom features a luxury new suite. Not to contradict with the interior, the fully stocked rear garden has also been thoughtfully landscaped to create a most pleasant setting and offers excellent useable outdoor space. At the front of the house is a double width gravelled driveway providing ample off road parking.

Convenient for the majority of amenities with walking distance of local shops, bus routes and a number of schools including the popular St Bartholomew's Primary School, 57 Butts Road is also offered with No Upward Chain. The gas centrally heated and double glazed accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 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



Entrance Hall: 11'6" (3.50m) x 5'11" (1.80m)

PVC double glazed opaque front door with matching side windows, part panelled walls with custom-built bench & shoe rack, cloaks area & meter cupboard, radiator, recessed ceiling spotlights, laminate flooring and feature staircase with full height panelled balustrades and storage below

Living Room: 13'5" (4.10m) x 10'10" (3.30m)

Radiator, laminate flooring and double glazed window to front. Internal double hardwood sliding doors lead to:

Open Plan Dining Kitchen: 17'5" (5.30m) x 10'10" (3.30m)

Refitted with a new suite of modern dark grey units & marble effect laminate worktops with breakfast bar, built in base cupboards & drawers, suspended wall cupboards with under lighting, white ceramic single drainer sink unit with mixer tap, built in electric oven, 4- ring hob with black extractor hood over, concealed wall mounted gas fired Worcester central heating boiler, plumbing for washing machine, radiator, recessed ceiling spotlights, built in speakers, double glazed window to side and matching French doors to rear garden. **Fitted Cloakroom:** Low level WC, vanity unit, part panelled walls & tiled walls, recessed ceiling spotlights, laminate flooring and double glazed window to side.

First Floor Landing: Loft hatch, recessed ceiling spotlights, part panelled walls and double glazed picture window to side.

Bedroom One: 13'5" (4.10m) x 10'10" (3.30m)

Radiator and double glazed window to front.

Bedroom Two: 10'10" (3.30m) x 9'10" (3.00m)

Radiator and double glazed window to rear.

Bedroom Three: 7'10" (2.40m) x 6'11" (2.10m)

Radiator and double glazed window to rear.

Bathroom: 7'5" (2.25m) x 5'11" (1.80m)

Fitted with a new luxury white suite comprising P-Shaped panelled bath with chrome overhead rainfall shower head & separate spray, vanity unit, low level WC, chrome heated towel rail, part tiled walls with marble effect ceramic tiles, laminate flooring, recessed ceiling spotlights and double glazed opaque window to front.

Rear Garden: At approx. 85ft long, the rear garden has been thoughtfully landscaped to provide not only a most pleasant setting but to create excellent useable outdoor space with a large tiered decked terrace with gravelled area, squared centre lawn, exterior lighting and surrounding fencing with side gate.

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.











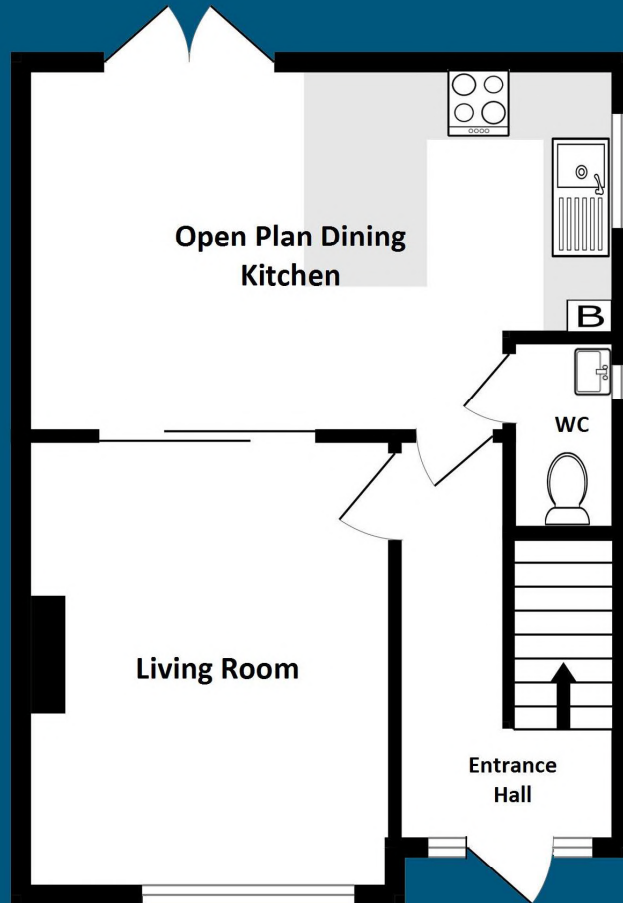




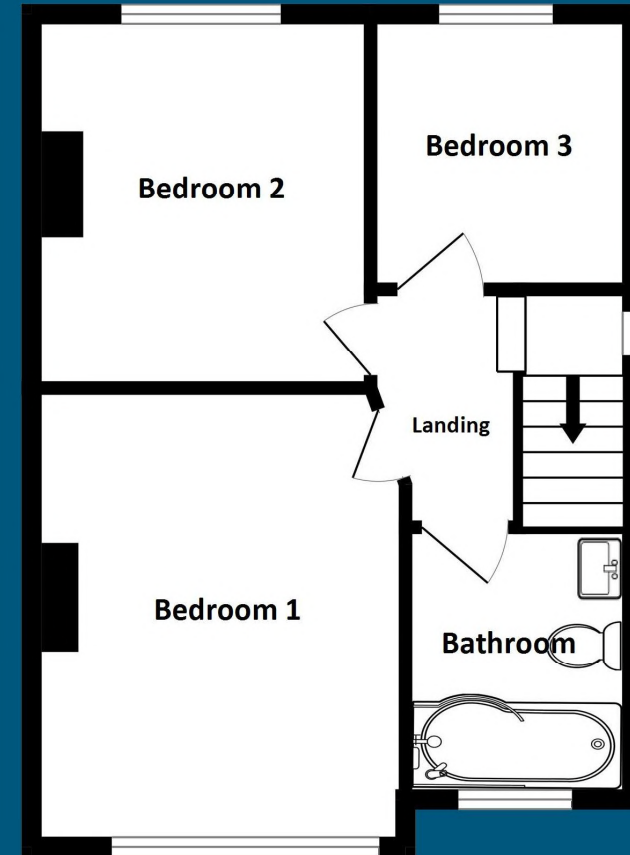




**Total Floor Area:
861sq feet (80.0sq. metres) Approx.**



Ground Floor
Approx.: 431sq. ft. (40.0sq. m)



First Floor
Approx.: 431sq. ft. (40.0sq. m)

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.

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