



17 Thirlmere Close, Palmers Cross

THOMAS HARVEY
ESTATE AGENTS

An Individually Designed & Extended Four Bedroom Detached House With Potential To Reconfigure & Restyle To Own Requirements With A Large Mature Rear Garden

17 Thirlmere Close, Palmers Cross, Wolverhampton, WV6 9DG
Asking Price: £395,000

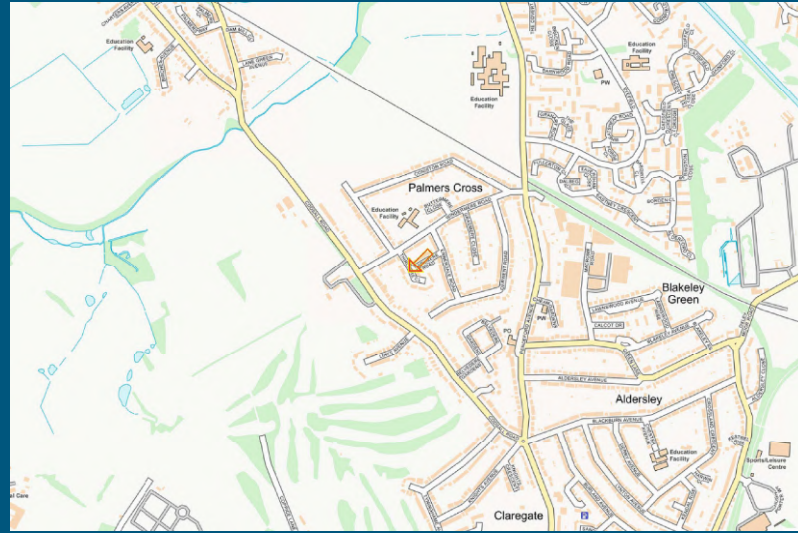
Tenure: Freehold
Council Tax: Band E - Wolverhampton
EPC Rating: D (56) No: 6034-8228-3400-0789-1226
Total Floor Area: 1701sq.ft. (158.0sq.m) Approx.
No Upward Chain
Services: We are informed by the Vendors that all main services are installed

Occupying a choice position in this pleasant cul de sac just off Windermere Road, convenient the majority of amenities including walking distance schools, shops & local bus routes, 17 Thirlmere Close is an individually designed detached house providing a deceptive and well planned living accommodation, ideal for purchasers requiring a property to restyle to own requirements.

Originally constructed to a traditional design, over the years the accommodation has been extended to utilise the maximum space, yet still offers tremendous potential to reconfigure the layout to create further living accommodation or even an open plan design (Subject to Planning Permission).

Having the benefit of gas central heating, the well-presented interior includes reception porch with internal access to the garage, an entrance hall with L-Shaped staircase, built in storage, a fitted cloakroom and useful sitting room at front. The two rear reception rooms are of a good size and the breakfast kitchen is fitted with an extensive suite of traditional units and useful utility/ lobby adjacent. On the first floor there are four bedrooms and a family bathroom. At the front of the house is a driveway providing ample off road parking and of course leads to the garage. A feature of the property is undoubtedly the south-west facing rear garden, which at almost 100ft long enjoys a most private & scenic setting with the additional feature of a pool.

Within walking distance of local shops, schools in both sectors & Bilbrook Train Station, Thirlmere Close is only three miles from the M54 motorway and therefore ideal for commuting to principal towns. Perfect for buyers requiring a spacious family house, internal inspection highly recommended to appreciate this superb opportunity.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 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 Hall: Composite front door with PVC double glazed side windows, parquet style wood flooring and internal access to: **Garage: 16'5" (5.00m) x 8ft (2.45m)** 'Up & over' garage door, power and lighting.

Entrance Hall: Radiator, internal opaque window, L-Shaped staircase to first floor with built in cloaks cupboard below and separate storage room with shelving. **Fitted Cloakroom:** Low level WC, sink unit and double glazed opaque window to side.

Living Room: 17'9" (5.40m) x 11'6" (3.50m)
Skirting heating and glazed window to rear.

Dining Room: 23ft (7.00m) x 8ft (2.45m)
Radiator and PVC double glazed double doors to rear garden.

Sitting Room: 11'6" (3.50m) x 10'10" (3.30m)
Radiator and PVC double glazed window to front & side.

Kitchen: 15'1" (4.60m) x 9'2" (2.80m)
Fitted with a traditional painted suite comprising stainless steel single drainer sink unit, a range of base cupboards & drawers with matching worktops, suspended wall cupboards, gas point for cooker, radiator, plumbing for dishwasher, laminate effect vinyl flooring, extractor fan, PVC double glazed window to side and internal glazed window to rear.

Utility: 9'2" (2.80m) x 4'11" (1.50m)
Worktop, plumbing for washing machine, laminate effect vinyl flooring and double glazed PVC window to rear with hardwood door to rear garden.

First Floor Landing: Built in airing cupboard, loft hatch and double glazed window to front.

Bedroom One: 12'2" (3.70m) x 10'6" (3.20m)
Built in twin double wardrobes with overhead stores & dressing area, radiator and glazed window to rear.

Bedroom Two: 11'6" (3.50m) x 10'10" (3.30m)
Built in twin double wardrobes with overhead stores, radiator and double glazed PVC windows to front & side.

Bedroom Three: 15'1" (4.60m) x 8ft (2.45m)
Radiator, PVC double glazed window to front and glazed window to side.

Bedroom Four: 10'6" (3.20m) x 9'8" (2.95m)
Built in furniture including wardrobes, overhead stores & shelving, radiator and glazed window to rear.

Bathroom: 8'6" (2.60m) x 7'3" (2.20m)
Fitted with a traditional suite comprising panelled bath with power shower over, pedestal wash hand basin, low level WC, heated towel rail, suspended wall cupboard, electric wall heater, part tiled walls and double glazed opaque window to side.

Rear Garden: At almost 100ft long and enjoying a south-west facing aspect, the mature & fully stocked rear garden comprises full width paved patio, large shaped centre lawn with path leading to pool, flowering borders with a variety of shrubs & trees, surrounding fencing and side entry.

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.









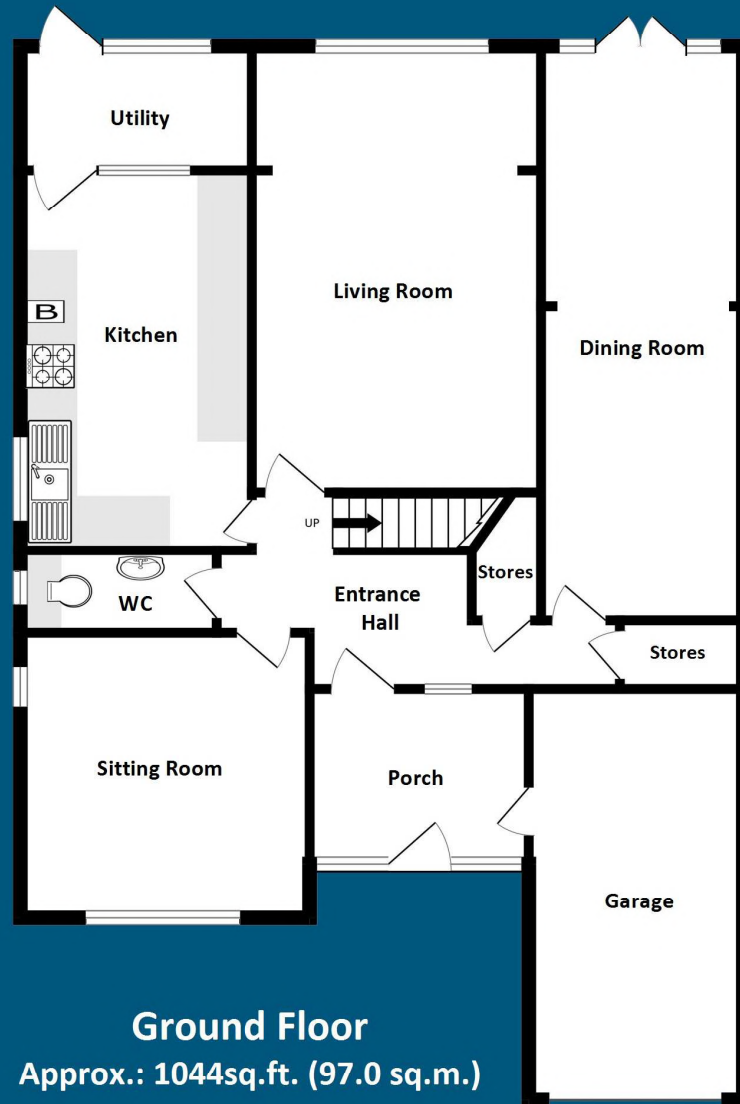




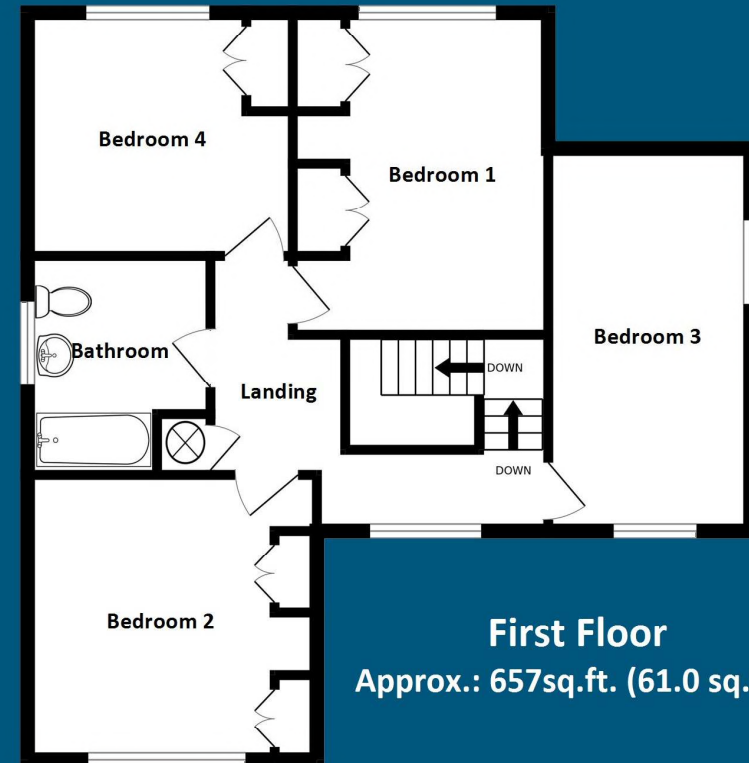




**Total Floor Area: 1701sq.ft.
(158.0sq.m.) Approx.**



Ground Floor
Approx.: 1044sq.ft. (97.0 sq.m.)



First Floor
Approx.: 657sq.ft. (61.0 sq.m.)

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.