



11 Hepworth Close, Perton

**THOMAS HARVEY**  
ESTATE AGENTS

*A Well Presented & Extended Four Bedroom Two Bathroom Semi Detached House, Restyled In Recent Years To Create A Most Attractive Interior With The Benefit Of Bedroom & Bathroom Accommodation On Both Floors!*

**11 Hepworth Close, Perton, Wolverhampton, WV6 7NT**  
**Asking Price: £300,000**

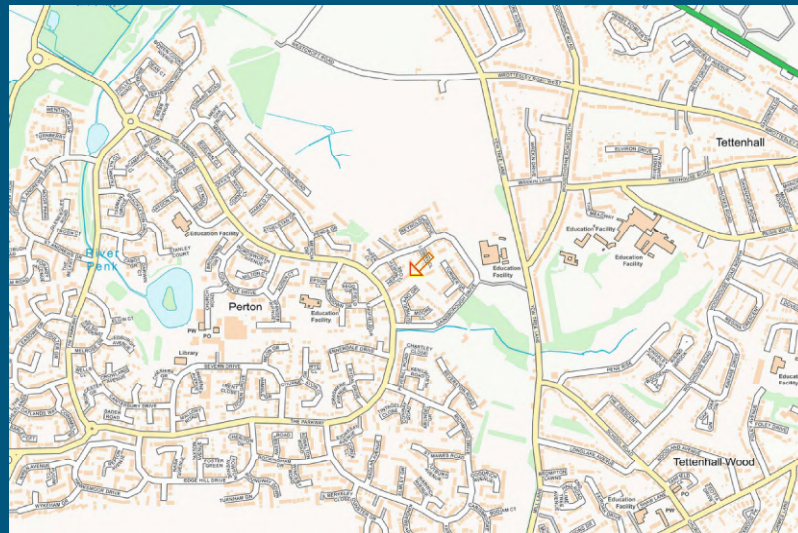
**Tenure: Freehold**  
**Council Tax: Band C – South Staffordshire**  
**EPC Rating: C (74) No: 9100-8414-0222-3429-3843**  
**Total Floor Area: 1345sq feet (125.0sq metres) Approx.**  
**Services: We are informed by the Vendors that all main services are installed**

Situated in probably one of the most sought after locations in Perton and occupying a substantial corner position in a small select cul-de-sac just off Gainsborough Drive, this distinctive and most attractive semi-detached house has been extended & restyled to provide excellent accommodation as a family house with the added benefit of bedroom & bathroom accommodation on both floors.

Thoughtfully designed by the present owners to create a simplistic & fresh interior, the spacious and versatile living accommodation incorporates a number of imposing features. Having the benefit of gas central heating and double glazing, the ground floor includes reception porch to front living room, rear dining room and the kitchen is fitted with matching suite of cream units. Adjacent is a useful utility room/ side lobby, leading to the downstairs shower room and bedroom, which of course could be used for a multitude of purposes i.e. sitting room/ home office. This annexe type layout is ideal for aged relatives, independent teenagers, etc. From the living room, a C-Shaped staircase leads to the first floor, where there are three bedrooms and a well-appointed family bathroom with white suite. At the front of the house is a double width block paved driveway providing ample off road parking. The south facing rear garden enjoys a pleasant outlook whilst maintaining the maximum privacy.

Convenient for the majority of amenities including a number of shops, restaurants/ public houses & bus routes, 11 Hepworth Close is also most convenient for schooling in both sectors having Perton Middle School, only few minutes' walk away.

Undoubtedly a superb example of its type, internal inspection is highly recommended to appreciate this lovely family home.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**Reception Porch:** PVC double glazed front door with matching opaque side window and laminate flooring.

**Living Room:** 15'1 (4.60m) x 10'10" (3.30m)

Radiator, wall light points, laminate flooring, C-Shaped staircase to first floor and double glazed picture window to front.

**Dining Room:** 16'5" (5.00m) x 10'2" (3.10m)

Radiator, wall light points, laminate flooring and double glazed French window to rear garden.

**Kitchen:** 16'5" (5.00m) x 8'2" (2.50m)

Fitted with a matching suite of cream units comprising stainless steel 1½ drainer sink unit with mixer tap, a range of base cupboards & drawers with matching laminate worktops, suspended wall cupboards, built in electric oven, 4- ring gas hob with stainless steel extractor hood over, radiator, plumbing for dishwasher, tiled flooring and double glazed window to rear.

**Rear Lobby / Utility:** 16'11" (5.15m) x 4'5" (1.35m)

Fitted with base cupboards, matching worktops & suspended wall cupboards, stainless steel single drainer sink unit, plumbing for washing machine, radiator, vaulted ceiling, tiled flooring and double glazed windows to rear with matching PVC side door.

**Downstairs Shower Room:** 6'3" (1.90m) x 5'5" (1.65m)

Fitted with a white suite comprising corner shower enclosure, vanity unit, low level WC, chrome heated towel rail, extractor fan, tiled flooring and double glazed opaque window to side.

**Downstairs Bedroom / Sitting Room / Home Office:** 11'8" (3.55m) x 8'6" (2.60m)

Radiator, laminate flooring, vaulted ceiling and double glazed windows to front & side.

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

**Bedroom One:** 13'9" (4.20m) x 9'10" (3.00m)

Radiator and double glazed window to front.

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

Built in double wardrobes, radiator and double glazed window to rear.

**Bedroom Three:** 8'8" (2.65m) x 8'4" (2.55m)

Radiator and double glazed window to front.

**Bathroom:** 8'10" (2.70m) x 8'6" (2.60m)

Fitted with a white suite comprising panelled bath with shower spray, corner double shower enclosure, vanity unit, low level WC, chrome heated towel rail, laminate effect vinyl flooring and double glazed opaque window to rear.

**Garage:** 16'5" (5.00m) x 8'2" (2.50m)

'Up & Over' garage door, power, lighting, electric car charging point and wall mounted gas fired central heating boiler.

**South Facing Rear Garden:** Full width paved patio overlooking lawn, gravelled raised borders, side gate and surrounding fencing with rear wall.

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.







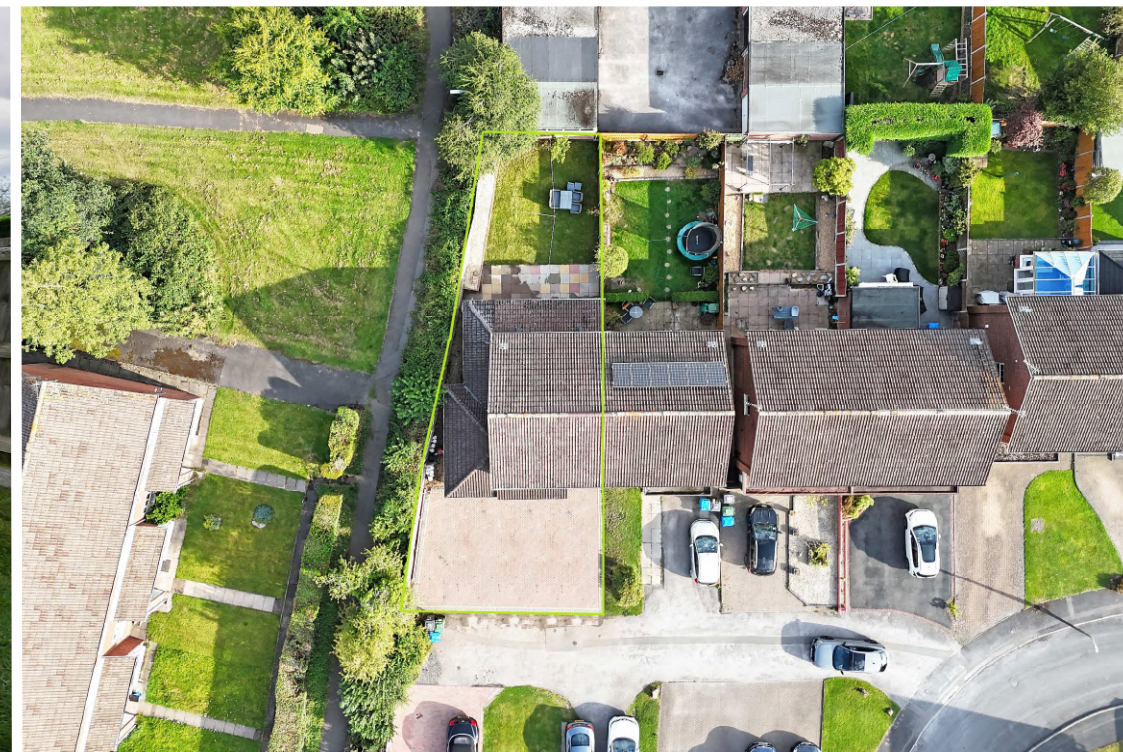




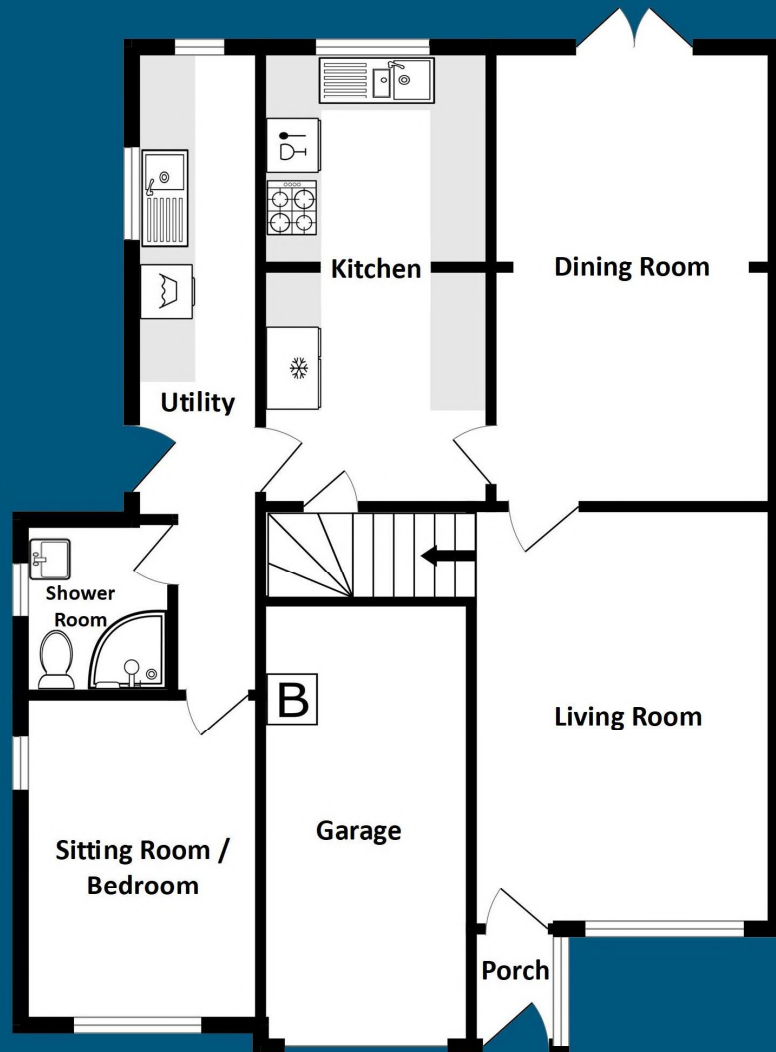






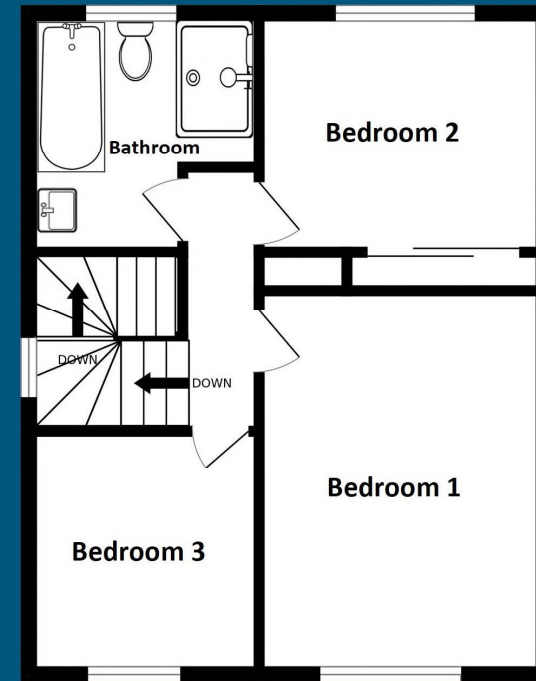


**Total Floor Area Approx.:**  
**1345sq feet (125.0 sq metres)**



## Ground Floor

Approx.: 883sq feet (82.0 sq metres)



## First Floor

Approx.: 463sq feet (43.0 sq 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.**

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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.
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