



203 Hordern Road, Whitmore Reans

**THOMAS HARVEY**  
ESTATE AGENTS

# A Modern Three Bedroom Detached House, Restyled By The Present Owners Creating A Charming Interior & An Excellent Example Of A Family Home!

**203 Hordern Road, Whitmore Reans, Wolverhampton, WV6 0HA**

**Asking Price: £245,000**

**Tenure: Freehold**

**Council Tax: Band C - Wolverhampton**

**EPC Rating: C (69) No: 0360-2757-9410-2224-6265**

**Total Floor Area: 1109sq.ft. (103.0sq.m.) Approx.**

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

Situated in a popular residential area and having a rear outlook over woodland, this deceptive modern detached house has been restyled in recent years by the present owners to create an attractive interior, perfect for buyers requiring a property, ready to just move into!

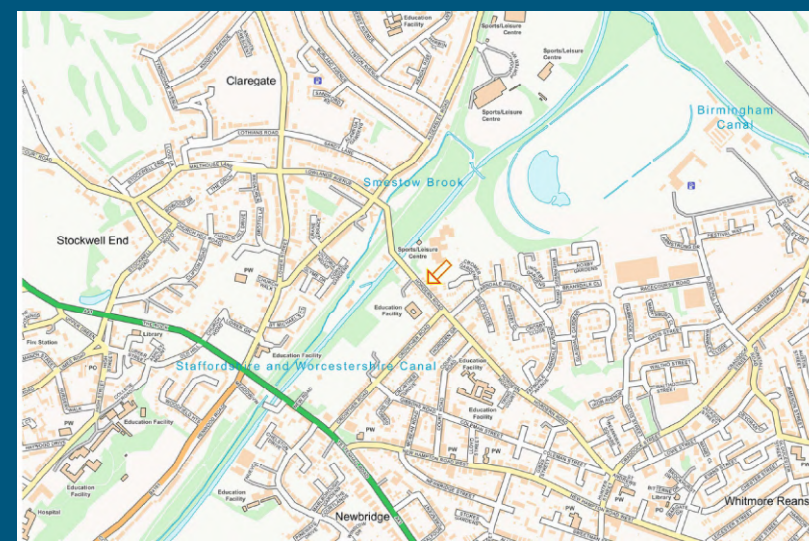
Adjacent to Smestow brook and Staffordshire & Worcestershire Canal, the accommodation at approx. 1109sq feet features a number of attractive features including neutral & fresh décor thought out, quality carpets & flooring, double glazed windows & doors and a modern kitchen with a smart laminate suite.

With viewing, highly recommended the accommodation includes entrance hall with fitted cloakroom, L-Shaped front living room, a separate dining room and fitted kitchen with a smart suite.

From the dining room, a staircase leads to the first floor where there are three good bedrooms and white bathroom. The rear garden is enclosed and landscaped to create excellent useable outdoor space, providing a most private setting. At the front of the house is a driveway providing ample off road parking and leads to the detached garage. The space is ideal for converting into additional living accommodation, such as home office/hobbies room etc.

Convenient for the majority of amenities including shops, schools in both sectors and a number of bus routes, the city centre is also less than 1.5 miles away. Hordern Road is also convenient for the facilities in Tettenhall, Aldersley & Newbridge,

An excellent example of its type, the gas centrally heated accommodation further comprises:



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



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**Entrance Hall:** Composite double glazed front door and laminate style flooring.

**Downstairs Fitted Cloakroom:** Fitted with a white suite comprising low level WC, radiator, pedestal wash hand basin, tiled flooring and double glazed opaque window to front.

**Living Room:** 15'7" (4.75m into bay) x 15'7" (4.75m max)

Two radiators, feature electric wall mounted fire, coved ceiling, laminate style flooring and double glazed picture window to front.

**Dining Room:** 12'10" (3.90m) x 6'11" (2.10m)

Staircase to first floor, coved ceiling, laminate style flooring and double glazed full height window with door to rear garden.

**Kitchen:** 12'10" (3.90m) x 6'11" (2.10m)

Fitted with a matching suite of modern light units comprising stainless steel 1½ drainer sink unit, a range of base cupboards & drawers with matching laminate worktops, suspended wall cupboards, built in electric oven, 4-ring gas hob & extractor hood over, recess for fridge freezer, plumbing for washing machine, wall mounted gas fired Worcester central heating boiler, glazed brick style part tiled walls, built in cupboard / pantry, black ceramic tiled flooring, double glazed window to rear and PVC double glazed opaque door to side.

**First Floor Landing:** Loft hatch, radiator and built in airing cupboard.

**Bedroom One:** 15'7" (4.75m) x 9'10" (3.00m)

Radiator and two double glazed windows to rear.

**Bedroom Two:** 10'2" (3.10m) x 8'6" (2.60m)

Radiator and double glazed window to front.

**Bedroom Three:** 10'2" (3.10m) x 6'11" (2.10m)

Radiator, coved ceiling and double glazed window to front.

**Bathroom:** 6'1" (1.85m) x 5'7" (1.70m)

Fitted with a white suite comprising panelled bath with shower spray & separate electric power shower over, pedestal wash hand basin, low level WC, chrome heated towel rail, tiled walls, Herringbone style vinyl flooring and double glazed opaque window to side.

**Rear Garden:** Enclosed rear garden with full width paved patio, centre lawn, surrounding fencing and walling, side entry to driveway and **Garage:** 26'3" (8.00m) x 9'10" (3.00m)

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.







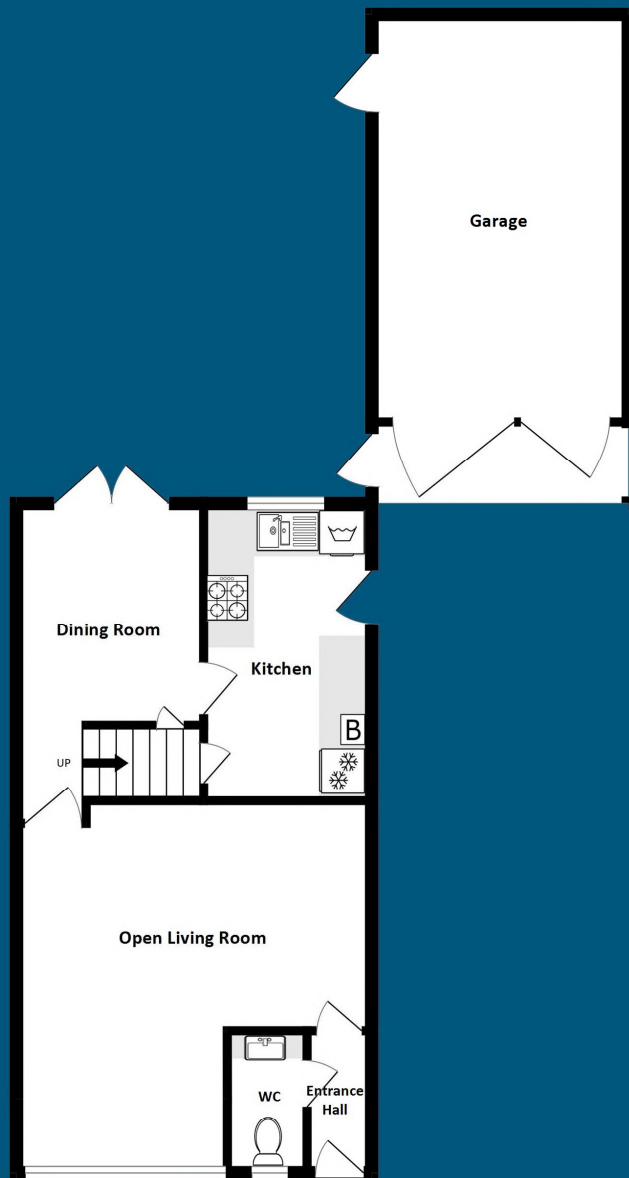




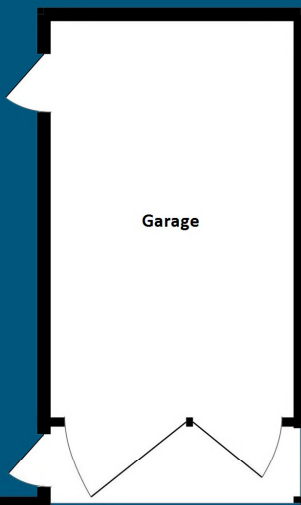




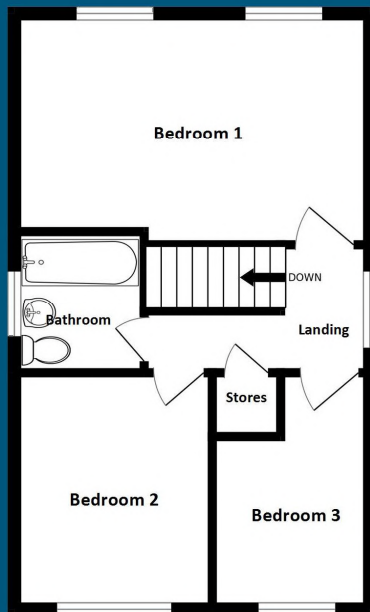




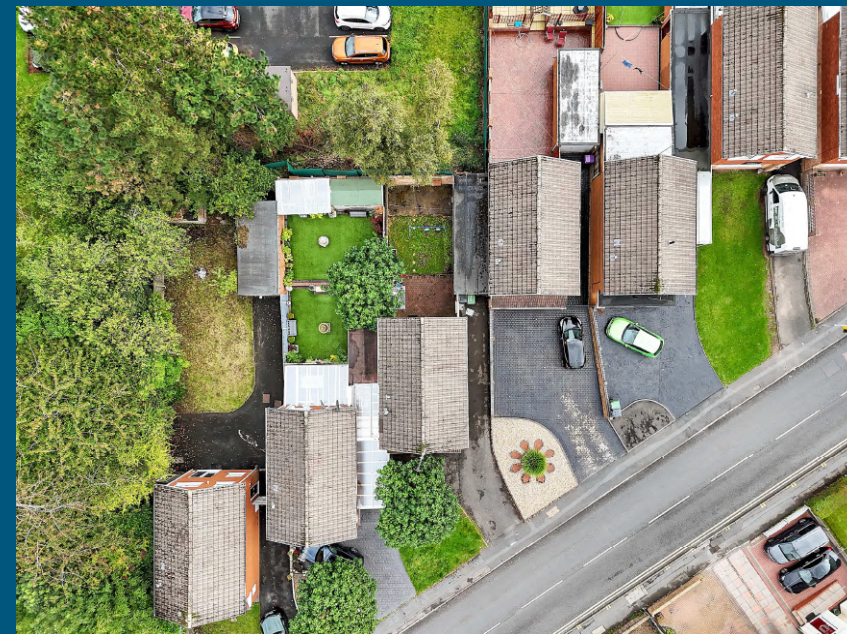
**Ground Floor**  
Approx.: 700sq.ft. (65.0 sq.m.)



**Total Floor Area: 1109sq. ft.  
(103.0sq.m.) Approx.**



**First Floor**  
Approx.: 409 sq.ft. (38.0 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.