



26 Derwent Road, Palmers Cross

# A Deceptive & Well Designed Three Bedroom Semi Detached Property. Perfect For Buyers Requiring A Home To Restyle To Own Requirements

**26 Derwent Road, Palmers Cross, Wolverhampton, WV6 9ES**  
**Asking Price: £255,000**

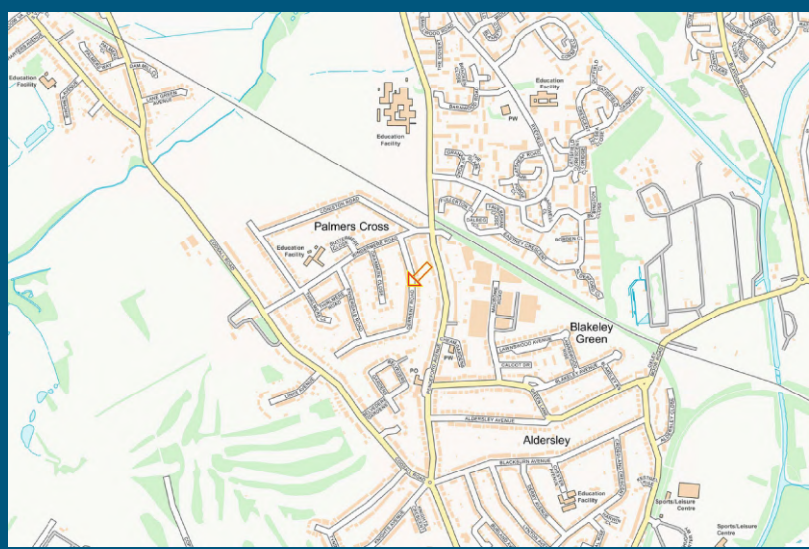
**Tenure: Freehold.**  
**Council Tax: Band C – Wolverhampton**  
**EPC Rating: C (69) No: 0350-2267-2410-2224-2215**  
**Total Floor Area: 1023sq.ft. (95.0sq.m.) Approx.**  
**No Upward Chain**  
**Services: We are informed by the Vendors that all main services are installed**

Occupying a choice position in a popular residential area close to Palmers Cross Primary School & walking distance of local shops, this traditional semi-detached property has been constructed to a well-planned design utilising the maximum space and ideal for purchasers requiring a home to restyle to own requirements.

Deceptive externally, viewing of the interior is essential to appreciate the potential No 26 has to offer at a generous floor area of approx. 1023sq feet. Well maintained over the years, the gas centrally heated and double glazed interior includes porch to reception hall, front living room, rear dining room and kitchen fitted with a traditional suite. This rear space lends its self to reconfigure the layout to create an open plan dining kitchen (Subject to Planning Permission). Adjacent to the kitchen, is the good size garage providing access to the rear garden and having a useful downstairs WC installed. On the first floor there are three good bedrooms and the family bathroom has been replaced with a shower suite. 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 good size fully stocked mature rear garden which provides a most pleasant outlook whilst maintaining the maximum privacy.

Within easy distance of local shops, schools in both sectors & Bilbrook Train Station, Derwent Road is only three miles from the M54 motorway and therefore ideal for commuting to principal towns.

Offered with no upward chain, the accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**Reception Porch:** PVC double glazed opaque door with matching side window. **Entrance Hall:** Internal hardwood opaque glazed door with matching full height window, radiator and stairs to first floor.

**Living Room:** 12'2" (3.70m) x 10'10" (3.30m)

Wall mounted gas fire, radiator, wall light points and double glazed window to front.

**Rear Sitting / Dining Room:** 10'10" (3.30m) x 10'6" (3.20m)

Wall mounted gas fire and double glazed window to rear.

**Kitchen:** 10'2" (3.10m) x 6'5" (1.95m)

Fitted with a matching suite of traditional light units comprising stainless steel single drainer sink unit, a range of base cupboards & drawers with matching suspended wall cupboards, laminate worktops, plumbing for washing machine, recess for gas cooker, part tiled walls, built in pantry under stairs and double glazed window to rear. A side door provides internal access into: **Garage:** 21'4" (6.50m) x 8'6" (2.60m)

Side opening garage doors, power, lighting and hardwood glazed door to rear garden. **Fitted Cloakroom Off:** Low level WC and opaque glazed window to rear.

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

**Shower Room:** 7'3" (2.20m) x 6'5" (1.95m)

Fitted with a white suite comprising corner shower enclosure with electric shower, pedestal wash hand basin, low level WC, radiator, tiled walls, double glazed opaque window to rear and floor to ceiling built in airing cupboard housing gas fired central heating boiler.

**Bedroom One:** 12'2" (3.70m) x 10'10" (3.30m)

Built in furniture including twin double wardrobes with overhead stores & drawers, radiator and double glazed window to front.

**Bedroom Two:** 10'10" (3.30m) x 10'6" (3.20m)

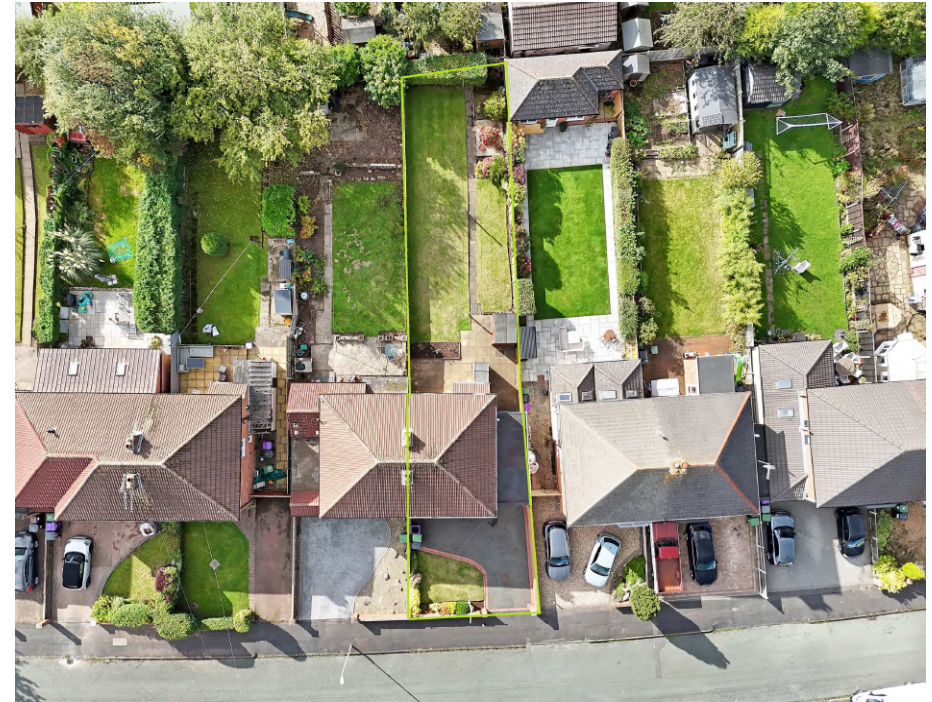
Built in furniture including twin double wardrobes with overhead stores & drawers, radiator and double glazed window to rear.

**Bedroom Three:** 8'10" (2.70m) x 6'3" (1.90m)

Radiator and double glazed window to front.

**Rear Garden:** A mature and landscaped rear garden comprising paved patio overlooking the lawn with a variety of shrubs & trees, garden shed, surrounding fencing & hedging with brick outbuilding.

**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.









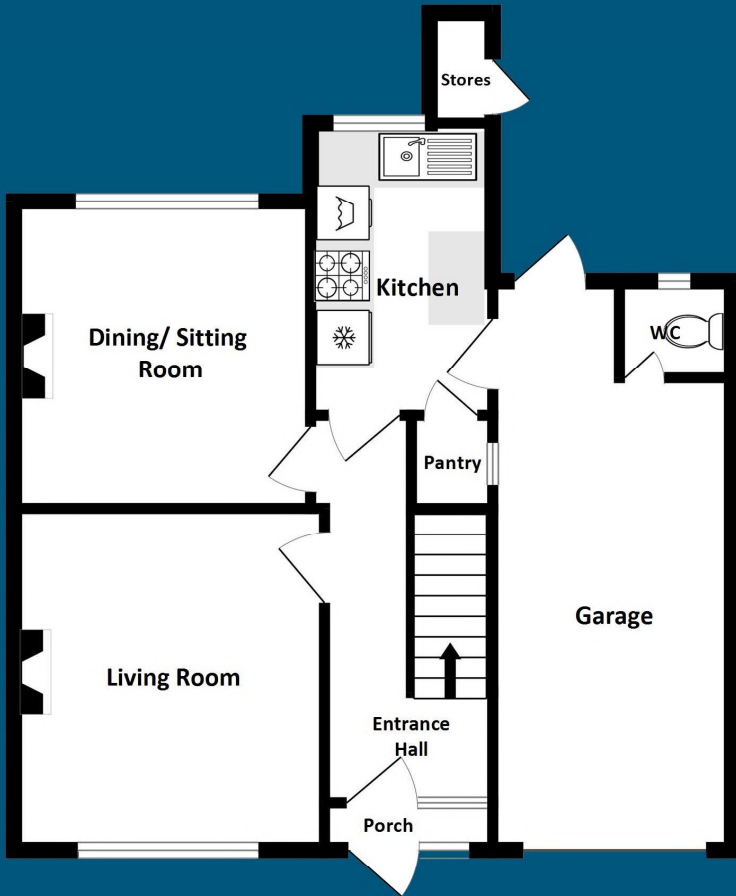




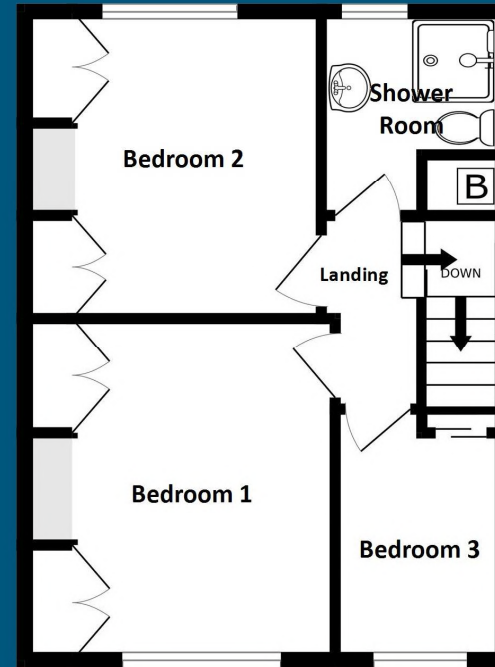




**Total Floor Area: 1023sq.ft.  
(95.0sq.m.) Approx.**



**Ground Floor  
Approx.: 614sq.ft.  
(57.0sq m)**



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

**MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.**

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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.
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