



56 Derwent Road, Palmers Cross

THOMAS HARVEY
ESTATE AGENTS

*A Restyled & Most Attractive Three Bedroom Semi Detached House
In A Favoured Residential Area, Offering A Most Charming
Interior. A Superb Example Of Its Type!*

56 Derwent Road, Palmers Cross, Wolverhampton, WV6 9ES
Asking Price: £300,000

Tenure: Freehold
Council Tax: Band C – Wolverhampton
EPC Rating: C (69) No: 5034-1829-4409-0139-3296
Total Floor Area: 947sq.ft (88.0sq.m.) Approx.
Services: We are informed by the Vendors that all main services are installed

Situated in a popular residential area yet occupying a quiet location convenient for the majority of amenities, this deceptive semi-detached house has been extensively restyled to a most superior standard with a host of high quality fittings throughout, creating a superb example of a modern & stunning family home.

Deceptive externally, viewing of the interior is essential to appreciate the surprisingly spacious living accommodation which is stylishly appointed throughout with no expense spared. A number of impressive features include fresh fashionable décor, external rendering, new carpets & flooring, replaced central heating boiler, new double glazed units & composite doors and a smart contemporary kitchen with a range of built in appliances.

At approx. 947sq feet, the accommodation now comprises entrance hall with storage cupboard & fitted cloakroom under the stairs, front living room, rear dining room and smart kitchen. The ground floor layout has now been designed to create an open plan aspect with archway between the reception rooms & opening to the kitchen, perfect for entertaining guests & large families. On the first floor there are three bedrooms and a well-appointed bathroom. At the front of the property is a driveway providing off road parking with a gated side driveway providing further screened parking and leads to the detached garage. The rear garden which measures at over 100ft long has been landscaped to provide a pleasant setting with a large paved terrace, vast lawn and a useful metal garden shed.

Within walking distance of local schools & shops, Derwent Road is only three miles from the M54 motorway and therefore ideal for commuting to principal towns. Perfect for buyers requiring a quality family house ready to just move into, the accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	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: Composite front door with full height double glazed opaque side windows, white vertical radiator, recessed ceiling spot lights, built in storage cupboard, LVT flooring, double glazed opaque window to side and staircase to first floor. **Fitted Cloakroom:** Low level WC, sink unit, LVT flooring and double glazed opaque window to side.

Living Room: 13'1" (4.00m into bay) x 11'6" (3.50m)

Open fire place with concrete hearth & log burner stove, radiator, coved ceiling and double glazed bay window to front. Open archway to: **Dining Room:** 11'10" (3.60m) x 10'10" (3.30m) Marble fire place & hearth, white period style radiator, coved ceiling, LVT flooring and double glazed French doors to rear garden.

Kitchen: 13'1" (4.00m) x 6'11" (2.10m)

Fitted with a matching suite of contemporary dark grey units, light worktops with black composite single drainer sink unit with mixer taps, a range of base cupboards & drawers, built in appliances include 4-ring induction hob, electric combination oven, microwave, dishwasher, fridge & freezer, plumbing for washing machine, concealed gas fired central heating boiler, tiled splashbacks, recessed ceiling spot lights, LVT flooring and double glazed windows to side & rear with composite stable door to garden.

First Floor Landing: Loft hatch, coved ceiling and double glazed opaque window to side.

Bedroom One: 11'10" (3.60m) x 11'6" (3.50m)

White vertical radiator, part panelled walls, coved ceiling and double glazed French doors to rear with glass Juliette balcony.

Bedroom Two: 12ft (3.65m) x 10'10" (3.30m)

White period style radiator, coved ceiling and double glazed window to front.

Bedroom Three: 7'10" (2.40m) x 7'1" (2.15m)

Radiator, coved ceiling, recessed ceiling spot lights and double glazed window to front.

Bathroom: 8'4" (2.55m) x 6'7" (2.00m)

Fitted with a white suite comprising roll top bath with shower spray, corner shower enclosure, WC, vanity unit with marble style basin, part panelled walls, extractor fan, LVT flooring and double glazed opaque window to side.

Rear Garden: At over approx. 100ft long the rear garden has been landscaped to provide a pleasant setting with a large paved terrace, lawn, a variety of shrubs & trees, surrounding fencing and 12ft x 10ft grey metal shed. At the side of the house is a driveway with double glazed leading to further off road parking and the **Detached Garage**.







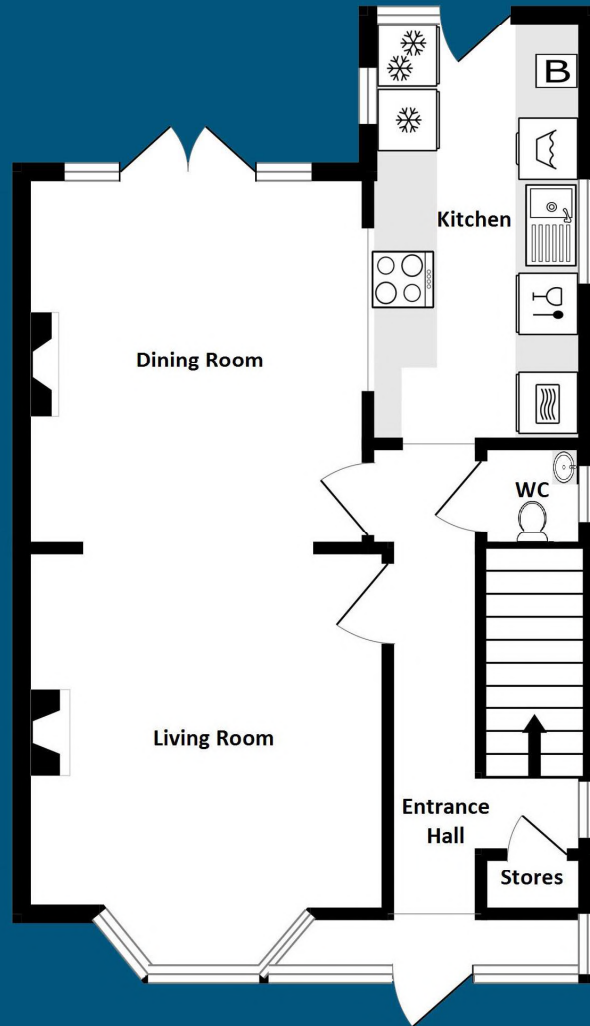




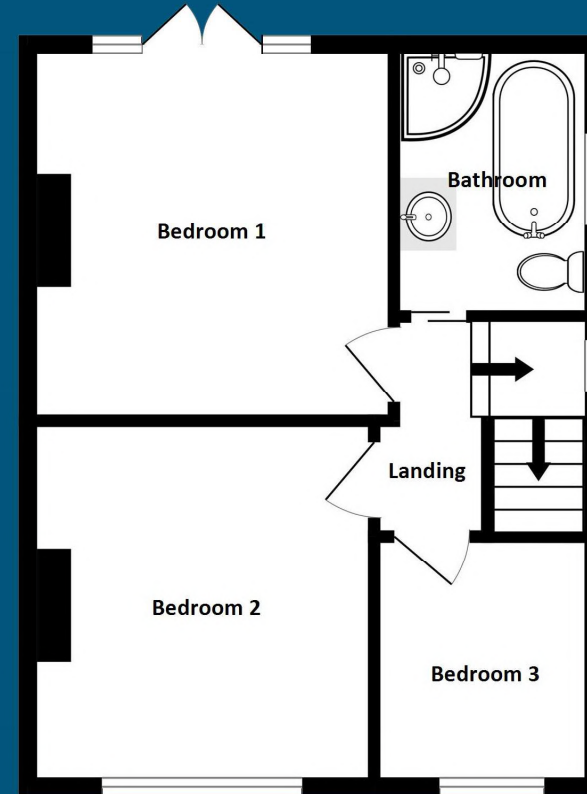




**Total Floor Area: 947sq.ft.
(88.0sq.m.) Approx.**



Ground Floor
Approx.: 495sq.ft (46.0sq.m)



First Floor
Approx.: 452sq.ft (42.0sq.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.

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.