



20 Egelwin Close, Perton

THOMAS HARVEY
ESTATE AGENTS

A Well Designed Three Bedroom Semi Detached House, Occupying A Corner Plot On A Choice Cul De Sac In A Favoured Residential Area, Extremely Convenient For The Majority Of Amenities

20 Egelwin Close, Perton, Wolverhampton, WV6 7NF
Asking Price: £260,000

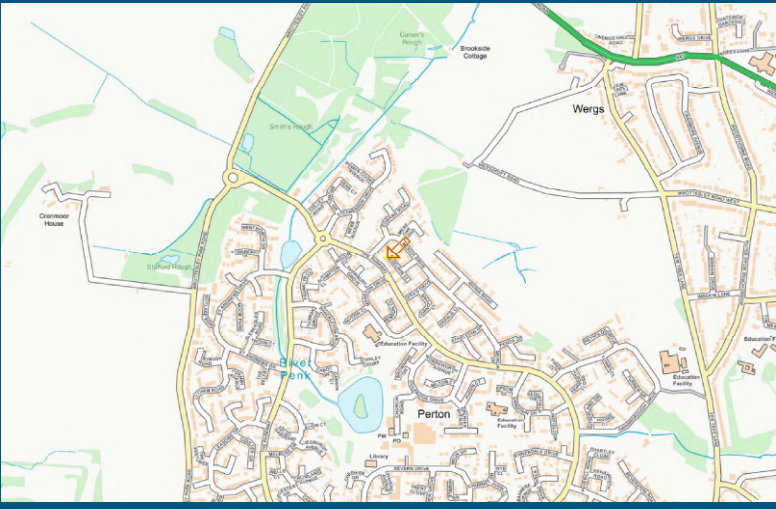
Tenure: Freehold
Council Tax: Band C – South Staffordshire
EPC Rating: D (68) No: 0343-2811-7591-9926-5191
Total Floor Area: 753.0sq.ft. (70sq.m.) Approx.
Services: We are informed by the Vendors that all main services are installed

Situated in small select cul-de-sac just off Mercia Drive and therefore in one of the most favoured locations on this favoured development known as Perton, this deceptive semi- detached house occupies a substantial plot being restyled over the years to create a charming interior, providing excellent accommodation as a family house.

Well maintained over the years, the accommodation is ideal for purchasers requiring a property ready to just move into but also offers tremendous potential to reconfigure the rear ground floor layout to create an open plan dining kitchen with family area (Subject to Planning Permission). Neatly decorated throughout and having quality flooring, the interior includes entrance hall with stairs to first floor, front living room with marble style fireplace, separate dining room with double doors leading to the conservatory and the kitchen is fitted with a white suite. On the first floor there are three bedrooms with two being double, and the family bathroom is fitted with a white suite. At the rear of the house, the south facing rear garden enjoys a pleasant and private setting, yet has been designed to offer low maintenance. At the front of the house is a gravelled garden leading to the detached garage and the off road parking space.

Convenient for the majority of amenities including a wide range of shops, restaurants, schooling in both sectors and a number of bus routes, Egelwin Close is undoubtedly a superb example of its type with a number of excellent selling points.

With internal inspection highly recommended, the gas centrally heated and double glazed accommodation includes:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	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: PVC front door, radiator, coved ceiling, stairs to first floor, laminate flooring and double glazed leaded window to side.

Living Room: 14'4" (4.37m not into bay) x 11'8" (3.62m)

Marble fireplace & hearth with decorative surround & electric fire, radiator, wall light points, coved ceiling, laminate flooring and double glazed leaded bow window to front. Archway to:

Dining Room: 6'8" (2.09m) x 10'5" (3.23m)

Radiator, coved ceiling, laminate flooring and internal double glazed double doors to:

Conservatory: 12'5" (3.83m) x 7'4" (2.28m)

Radiator, fitted window blinds, LVT flooring and double doors to rear garden.

Kitchen: 10'4" (3.17m) x 7'7" (2.35m)

Fitted with a matching suite of white units comprising white ceramic sink unit with chrome mixer tap, a range of base cupboards & drawers with matching worktops, suspended wall cupboards, recess & gas point for cooker with extractor hood over, plumbing for washing machine, coved ceiling, built in pantry / storage under stairs, LVT flooring, internal double glazed leaded window to rear and PVC double glazed leaded door to side.

First Floor Landing: Built in airing cupboard housing wall mounted gas fired central heating boiler, coved ceiling, loft hatch and double glazed leaded window to side.

Bathroom: 5'9" (1.80m) x 6'4" (1.97m)

Fitted with a white suite comprising panelled bath with screen & electric shower unit over, pedestal wash hand basin, low level WC, chrome heated towel rail, tiled walls, coved ceiling, recessed ceiling spotlights, ceramic tiled flooring and double glazed leaded opaque window to rear.

Bedroom One: 8'8" (2.70m) x 12'6" (3.85m)

Built in double wardrobes, radiator, coved ceiling, laminate flooring and double glazed leaded window to front.

Bedroom Two: 8'9" (2.72m) x 9'9" (3.02m)

Radiator, coved ceiling, laminate flooring and double glazed leaded window to rear.

Bedroom Three: 9' (2.77m) x 5'8" (1.79m)

Radiator, coved ceiling, laminate flooring and double glazed leaded window to front.

Rear Garden: Enjoying a south-west facing aspect and thoughtfully landscaped to offer low maintenance including block paved patio & paths, gravelled centre terrace, flowering borders with a variety of shrubs & trees, timber shed, surrounding fencing, rear hedging and gated side access.

Garage: 17'9" (5.47m) x 8'4" (2.56m)

Up & Over garage door, power and lighting.

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.







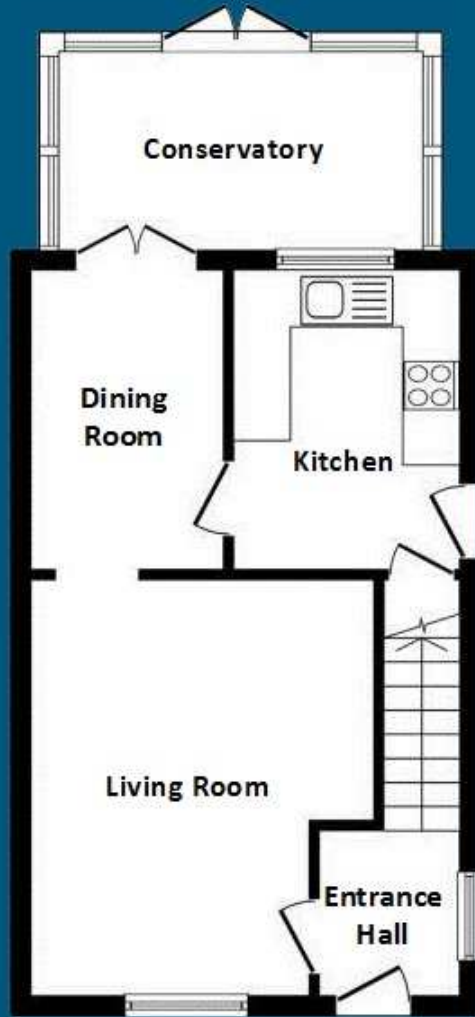




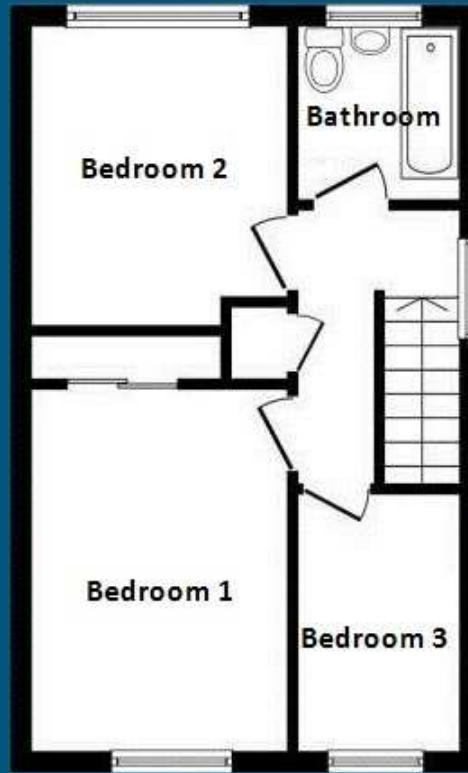




**Total Floor Area: 753sq.ft. (70.0sq.m.)
Approx. (Not including garage)**



Ground Floor



First Floor



Garage

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.

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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.
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