



7 Vanbrugh Court, Perton

THOMAS HARVEY  
ESTATE AGENTS



*A Beautifully Refurbished Two Bedroom Detached Bungalow Having A Stunning Interior & Occupying A Corner Position On This Exclusive Cul De Sac With Views Over Adjacent Woodland & Fields!*

**7 Vanbrugh Court, Perton, Wolverhampton, WV6 7TB**  
**Asking Price: £ £425,000**

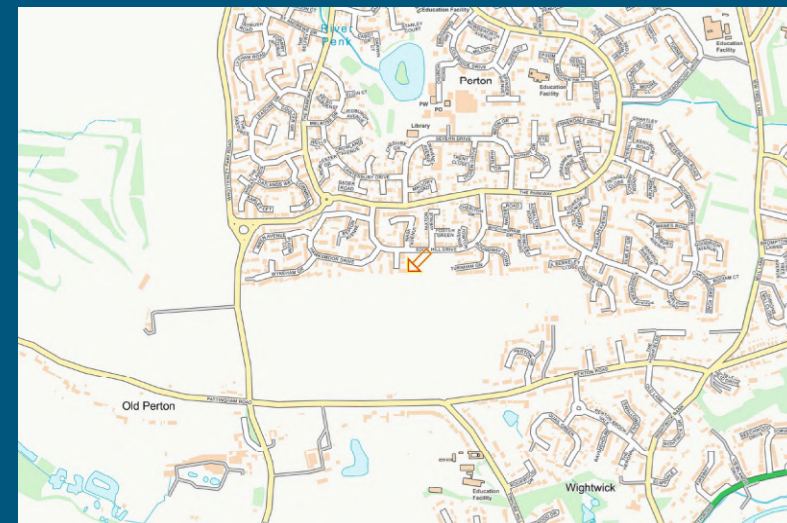
**Tenure: Freehold.**  
**Council Tax: Band D – South Staffordshire**  
**EPC Rating: C (69) No: 0320-2157-2490-2695-6575**  
**Total Floor Area: 926.8sq feet (86.1sq metres) Approx.**  
**No Upward Chain**  
**Services: We are informed by the Vendors that all main services are installed**

Occupying a choice position in a small select cul de sac located just off Edge Hill Drive and therefore in a favoured address of this popular residential area, this modern detached bungalow enjoys rear views over woodland & fields, having been extensively restyled to create a most impressive interior and undoubtedly a first class example of its type!

Incorporating many luxury fittings throughout and internal inspection therefore highly recommended to appreciate the thought and design gone into creating such a charming home, this bungalow is perfect for buyers requiring a home, ready to just move into. With no expense spared, a number of the impressive features include new luxury family bathroom, quality carpets & flooring, fresh & neutral décor throughout and a stunning new open plan dining kitchen, fitted with a cream & grey gloss suite, creating a modern and attractive living space.

Constructed to a well-planned design, the tastefully appointed interior now includes reception porch to entrance hall, two bedrooms both with built in wardrobes, luxury and well appointed new bathroom, 19ft living room and a striking open plan dining kitchen at the rear of the property enjoying a charming outlook over the garden. As No 7 enjoys a deceptive corner plot, the driveway provides ample off road screened parking and leads to the garage at side. The south facing rear garden is a further selling point having been landscaped to create an excellent useable outdoor space whilst maintaining the upmost privacy, together with views towards Pattingham and producing a most pleasant and tranquil setting.

Although situated on the outskirts of Perton, Vanbrugh Court is still extremely convenient for the majority of amenities including walking distance of schooling in both sectors, a number of shops & restaurants/ public houses and Bilbrook train station is just over 2 miles away. Tettenhall & Codsall are also within easy reach. An excellent example of its type and offered with no upward chain, the gas centrally heated & double glazed accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 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](mailto:properties@thomasharvey.co.uk)**

**W: [www.thomasharvey.co.uk](http://www.thomasharvey.co.uk)**

**A: 1 The Arcade, High Street, Tettenhall, Wolverhampton WV6 8QS**





**Porch:** PVC double glazed door with matching side windows. **Entrance Hall:** Internal PVC door with double glazed leaded window, radiator, coved ceiling, built in storage cupboard, loft hatch and laminate effect vinyl flooring.

**Living Room: 18'8" (5.69m) x 12'2" (3.70m)**

Granite style hearth with electric coal effect fire, radiator, coved ceiling and double glazed bow window to front.

**Bedroom One: 12'2" (3.70m) x 9ft (2.74m)**

Radiator, built in twin double wardrobes and double glazed window to rear.

**Bedroom Two: 9'5" (2.87m) x 9'1" (2.76m)**

Radiator, built in wardrobes and double glazed window to front.

**Bathroom: 9ft (2.75m) x 7'6" (2.29m)**

Fitted with a new luxury white suite comprising panelled bath, separate corner shower enclosure with electric power shower, vanity unit with storage & recessed WC, radiator, part tiled walls, tiled effect vinyl flooring and double glazed opaque window to side.

**Breakfast Kitchen: 15'9" (4.81m) x 12ft (3.65m)**

Refitted with a matching suite of cream & grey gloss units comprising stainless steel circular single drainer sink unit with mixer tap, a range of base cupboards & drawers with matching laminate worktops, suspended wall cupboards with lighting under including concealed wall mounted gas fired central heating boiler, built in double Lamona oven with matching microwave, 4-ring electric hob with stainless steel extractor hood over, fridge & freezer, plumbing for washing machine, radiator, laminate effect vinyl flooring, double glazed window to rear with matching double doors and Internal access to:

**Garage: 18'1" (5.50m) x 8'4" (2.54m)**

Up & Over garage door, power, lighting and double glazed window to rear with matching door.

**Rear Garden:** Enjoying a south facing aspect, the rear garden at a comfortable 1,500sq feet approx., the garden includes an L-Shaped paved patio with sandstone slabs, centre shaped lawn, flowering borders with a variety of shrubs & trees, surrounding fencing & rear hedging.

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: 926.8sq feet  
(86.1sq metres) Approx.**



**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.