



23 Hawksmoor Drive, Perton

THOMAS HARVEY
ESTATE AGENTS

A Well Presented & Extended Four Bedroom Two Bathroom Detached Family House, Occupying A Prominent Position In One Of Perton's Most Favoured Addresses!

23 Hawksmoor Drive, Perton, Wolverhampton, WV6 7TL
Asking Price: £420,000

Tenure: Freehold
Council Tax: Band E – South Staffordshire
EPC Rating: C (74) No: 2541-6198-9537-4126-3211
Total Floor Area: 1458.5sq feet (135.5sq metres) Approx.
Services: We are informed by the Vendors that all main services are installed

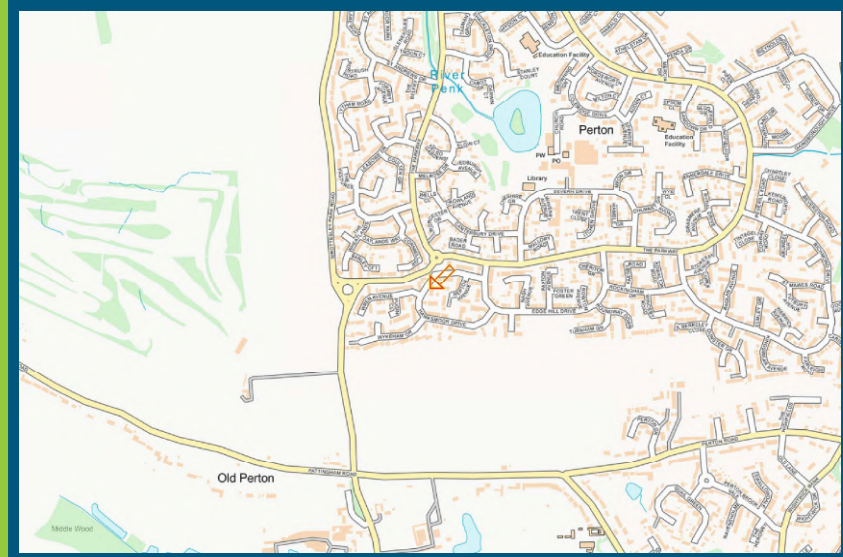
Occupying a choice position in one of the areas most favoured streets, located just off Edge Hill Drive, this modern & distinctive detached property has been extensively restyled by the present owners to produce a most impressive interior, incorporating many luxury fittings throughout and therefore creating a first class family home!

With no expense spared, internal inspection is highly recommended to appreciate the thought and design gone into creating such a charming home! A number of the splendid features include a luxury family bathroom, quality carpets & flooring, trendy & sophisticated décor throughout, a smart breakfast kitchen with an extensive suite of cream units and a double glazed conservatory overlooking the rear garden.

Constructed to a well-planned design, the accommodation at approx. 1458sq.ft includes entrance hall with splendid fitted cloakroom, charming front living room with striking fireplace, separate dining room and double glazed conservatory. The breakfast kitchen is fitted with an extensive suite of quality cream units with a number of integrated appliances and internal access leads to the tandem garage. From the entrance hall, the staircase which has background lighting, leads to the first floor landing, where there are four bedrooms, a master ensuite shower room and luxury family bathroom with corner spa suite. At the front of the house is a block paved double width driveway providing ample off road parking and of course leads to the double garage. A further feature of No 23 is certainly the south-east facing rear garden which has been landscaped to create an excellent useable outdoor space, perfect for hosting summer parties, all whilst maintaining the upmost privacy.

Although situated on the outskirts of Perton, Hawksmoor Drive 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.

A fitting example for buyers requiring a delightfully presented property, ready to just move into, the accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 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 double glazed leaded opaque windows, covered radiator, part panelled walls, coved ceiling, laminate flooring and stairs to first floor with skirting lighting. **Fitted Cloakroom:** Fitted with a white suite comprising low level WC, sink unit, radiator, part panelled walls, laminate flooring and double glazed opaque window to front.

Living Room: 16'2" (4.95m) x 11'7" (3.57m)

Feature brick & plastered fireplace with terracotta tiled hearth & background lighting, covered radiator, coved ceiling, laminate flooring and double glazed leaded bow window to front. Open archway to:

Dining Room: 11'8" (3.56m) x 9'8" (2.95m)

Radiator, wall light points, coved ceiling, laminate flooring and internal PVC double glazed sliding door to:

Conservatory: 11'10" (3.65m) x 9'7" (2.96m)

Laminate flooring and double doors to rear garden.

Breakfast Kitchen: 18'9" (5.72m) x 9'6" (2.90m)

Fitted with an extensive suite of cream units comprising chrome 1.5 drainer sink unit with pull out mixer tap, a range of base cupboards, drawers & suspended wall cupboards with under lighting, matching stone effect laminate worktops, glazed brick style splashbacks, built in appliances includes dishwasher, fridge, freezer & black Rangemaster extractor hood over, recess & gas point for double width cooker, radiator, coved ceiling, recessed ceiling spot lights, tiled effect vinyl flooring and double glazed window to rear.

Garage: 35'6" (10.82m) x 8'2" (2.50m)

'Up & Over' garage door, power, lighting, plumbing for washing machine, double glazed leaded window to rear and hardwood opaque glazed door to garden.

First Floor Landing: Part panelled walls, coved ceiling with loft hatch, double glazed opaque window to side and built in airing cupboard with wall mounted gas fired central heating boiler.

Bedroom One: 11'11" (3.63m) x 10'2" (3.10m)

A range of built in furniture including floor to ceiling double wardrobe, further single wardrobes with overhead stores & bedside tables, radiator, coved ceiling, laminate flooring, double glazed windows to front and archway to **Ensuite:** Shower cubicle, vanity unit, PVC panelled walls and laminate flooring.

Bedroom Two: 10'2" (3.09m) x 7'8" (2.34m)

Built in floor to ceiling double wardrobe, radiator, coved ceiling, vinyl flooring and double glazed window to rear.

Bedroom Three: 9'8" (2.95m) x 6'5" (1.96m)

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

Bedroom Four: 7'5" (2.26m) x 7'3" (2.20m)

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

Bathroom: 7'3" (2.23m) x 6'4" (1.94m)

Fitted with a white suite comprising corner spa bath with handled spray & electric shower unit over, pedestal wash hand basin, low level WC, chrome heated towel rail, part tiled walls with marble effect PVC panelled walls over bath, vinyl flooring and double glazed opaque window to rear.

Rear Garden: Enjoying a south-east facing aspect, the rear garden has been neatly landscaped to create a pleasant setting with a number of paved shaped terraces & paths, shaped centre lawn, flowering borders with a variety of shrubs & trees, corner decked terrace at rear, surrounding fencing and side gate to enclosed courtyard/ enclosure.

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.





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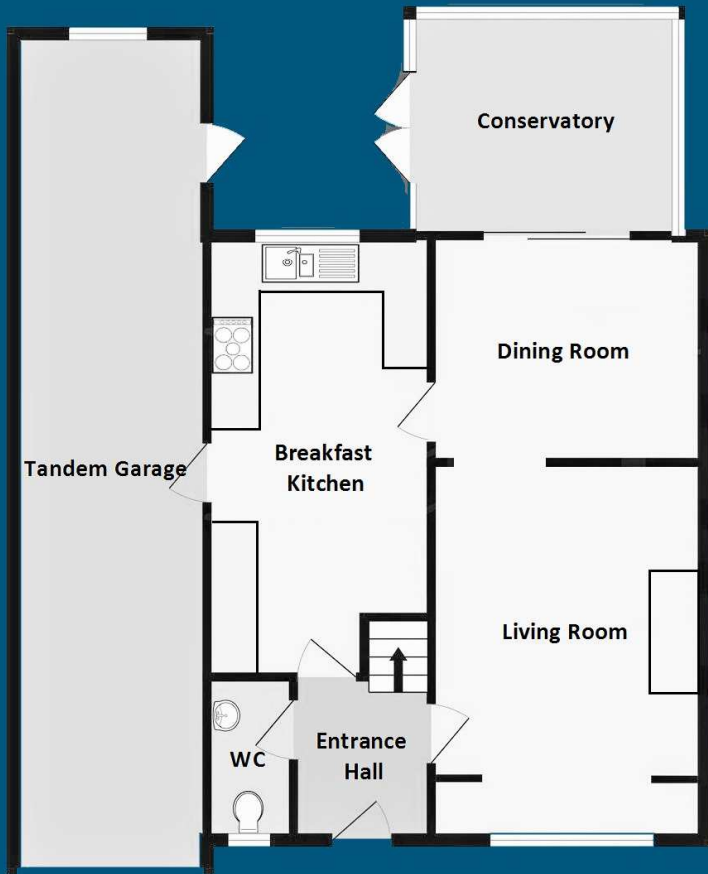




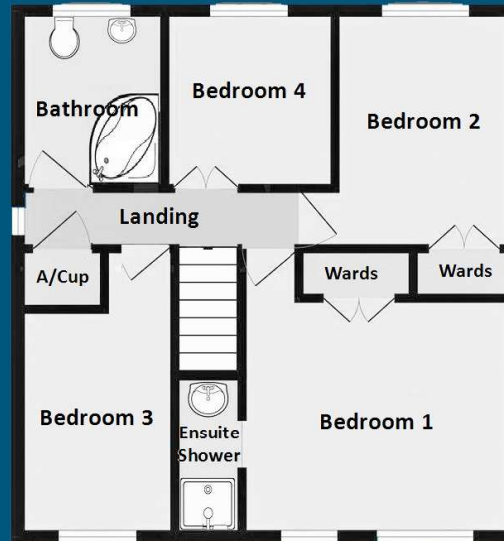




Ground Floor



First Floor



Total Floor Area: 1,458.5sq feet (135.5sq 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.

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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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