



42 St Andrews Drive, Perton

A Most Deceptive Four Bedroom Two Bathroom Detached House, Occupying A Choice Position On One Of Perton's Most Favoured Addresses!

42 St Andrews Drive, Perton, Wolverhampton, WV6 7YJ

Asking Price: £365,000

Tenure: Freehold

Council Tax: Band C – South Staffordshire

EPC Rating: B (81) No: 8292-99-03-0929-3027-1053

Total Floor Area: 1291.6sq feet (120.0sq metres) Approx.

No Upward Chain

Services: We are informed by the Vendors that all main services are installed

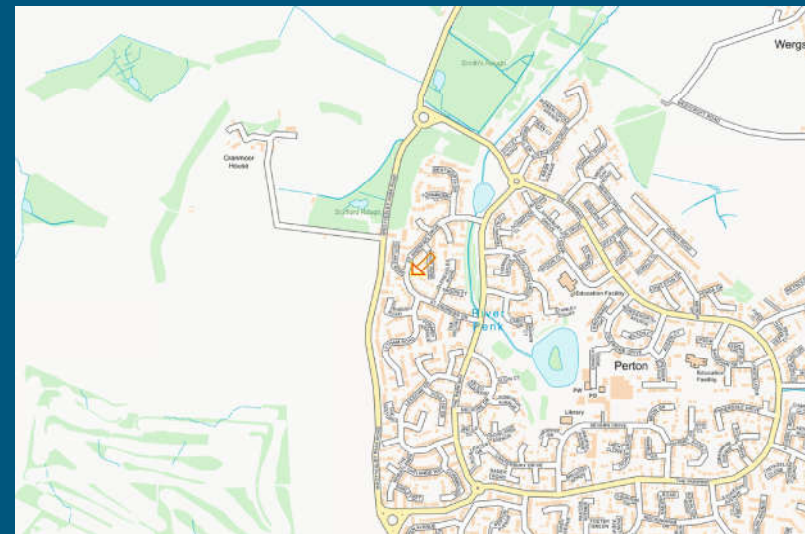
Situated in a highly sought after address on the modern development known as Perton, the deceptive detached house has been extensively extended & restyled in recent years to provide a first class example of a spacious family home.

Well maintained in recent years, the accommodation is ideal for purchasers requiring a property ready to just move into. Viewing will reveal a charming interior and incorporating a number of attractive features including smart white bathrooms, neatly decorated throughout, quality carpets & flooring and the rear garden has been recently part landscaped to include a modern terrace with large grey sandstone style slabs & gravelled paths.

Measuring at approx. 1291sq feet, the accommodation has been designed to utilise the maximum space whilst offering a versatile layout. Having the benefit of gas central heating & double glazing, the accommodation includes entrance hall, front living room with marble style hearth, rear sitting/ dining room and the breakfast kitchen is fitted with a matching suite of laminate units. Adjacent is lobby leading to the guest cloakroom, a good size utility and internal access of the garage. On the first floor there are four bedrooms with the main two being of a particularly large size and both the master ensuite shower room and family bathroom are fitted with luxury white suites. As the property occupies a corner position there is off road parking for several vehicles having a driveway to the front & side. The rear garden is also of a generous size and benefits from maintaining the maximum privacy.

Although situated on the outskirts of Perton, St Andrews 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.

With internal viewing highly recommended to appreciate this excellent property, the gas centrally heated and double glazed accommodation further comprises:



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 81 B | 85 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Entrance Hall: Composite double glazed leaded door, radiator, stairs off and internal glazed door leading to:

Living Room: 15'11" (4.85m) x 11'9 (3.58m)

Black marble style fireplace & hearth with electric pebble effect fire, two radiators and double glazed leaded bay window to front.

Dining Room: 14'10" (4.53m) x 12'4" (3.76m)

Two radiators, under stairs storage cupboard, laminate flooring and two sets of double glazed French doors to rear garden.

Breakfast Kitchen: 11'9" (3.59m) x 9ft (2.76m)

An extensive suite of matching laminate units comprising stainless steel 1½ drainer sink unit, a range of cupboards and drawers with matching worktops, suspended wall cupboards, built in double oven, 5-ring gas hob with extractor hood over, dishwasher, vertical radiator, black tiled splashbacks, tiled flooring, double glazed window to rear and matching side door.

Rear Lobby: Tiled flooring. **Fitted Cloakroom:** Low level WC, sink unit, tiled walls & flooring, chrome heated towel rail and double glazed window to side.

Utility: 9'4" (2.86m) x 6'7" (2.02m)

Full width worktop, suspended wall cupboard housing concealed gas fired central heating boiler, plumbing & recess for both washing machine & dryer, laminate flooring and internal access to: **Garage: 10ft (3.05m) x 9'3" (2.83m)** Power, lighting and 'up & over' garage door.

First Floor Landing: Airing cupboard and loft hatch.

Bedroom One: 16'2" (4.94m) x 9'1" (2.77m)

Built-in triple mirrored wardrobes, radiator and double glazed leaded window to front.

Ensuite: 9'2" (2.80m) x 4'11" (1.50m) Fitted with a modern white suite with walk in shower cubicle, low level WC, pedestal wash hand basin, chrome heated towel rail, recessed ceiling spotlights, tiled flooring and double glazed window to rear.

Bedroom Two: 14'10" (4.53max) x 9'7" (2.91m)

Radiator, built-in cupboard/ wardrobe and two double glazed leaded windows to front.

Bedroom Three: 8'11" (2.73m) x 7'12" (2.43m)

Radiator and double glazed window to rear.

Bedroom Four: 7'12" (2.43m) x 5'9" (1.75m)

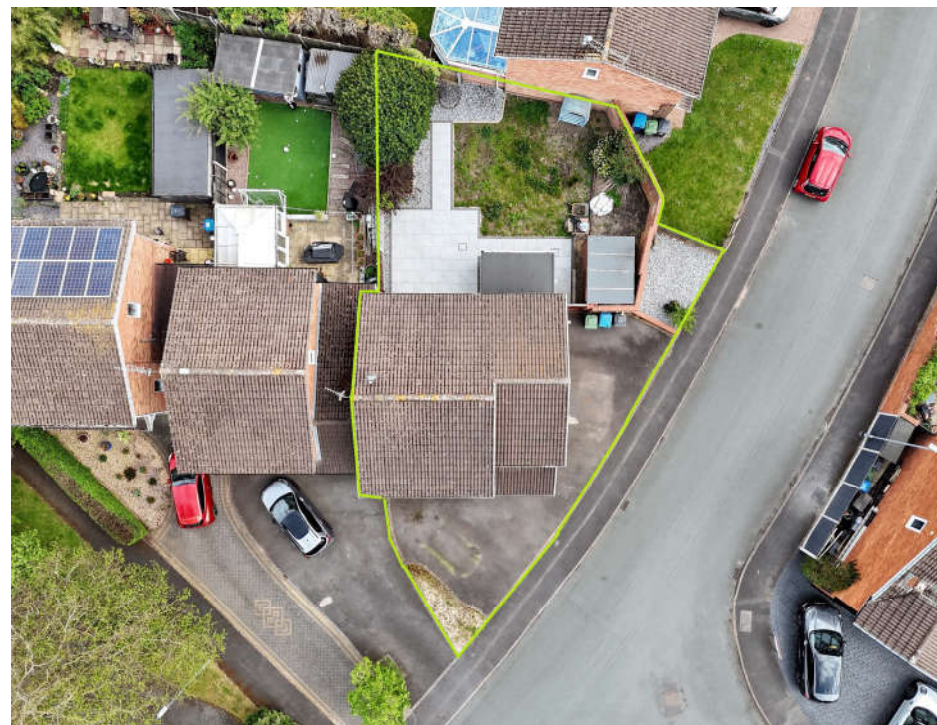
Radiator and double glazed window to rear.

Bathroom: 6'3" (1.90m) x 6'3" (1.90m)

A smart white suite comprising panelled bath with shower unit and screen, vanity unit, low level WC, heated towel rail, tiled walls & flooring, recessed ceiling spotlights and double glazed window to side.

Rear Garden: Landscaped to provide a large paved terrace with gravelled terrace & matching paths, shaped centre lawned area, flower beds with timber sleepers and a variety of plants, timber shed, surrounding fencing & walling, exterior lighting and side gated access.

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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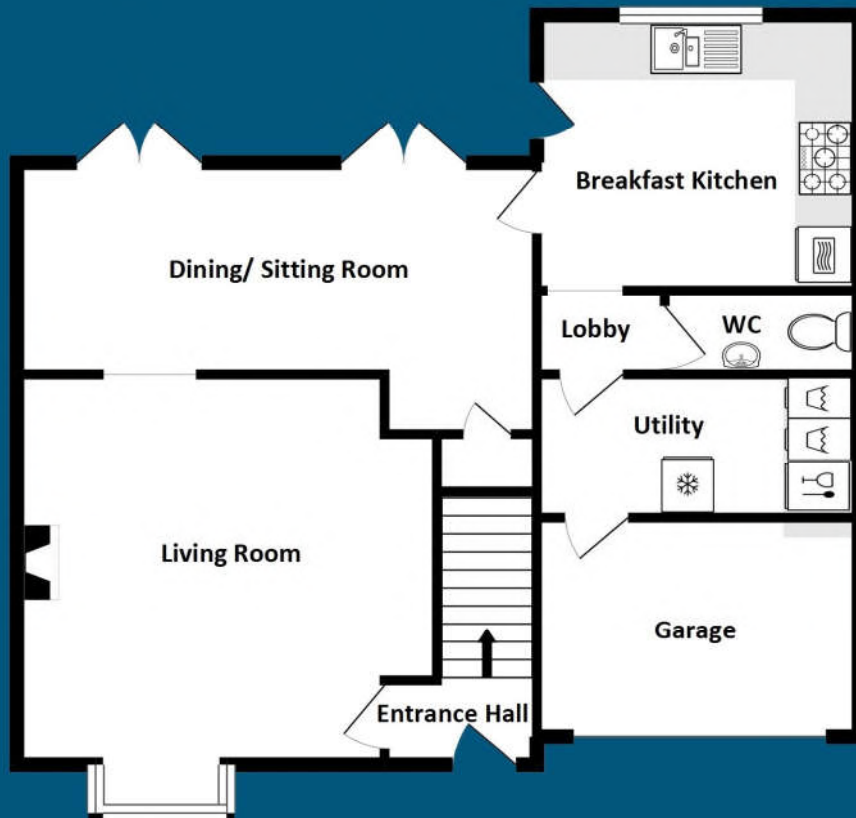






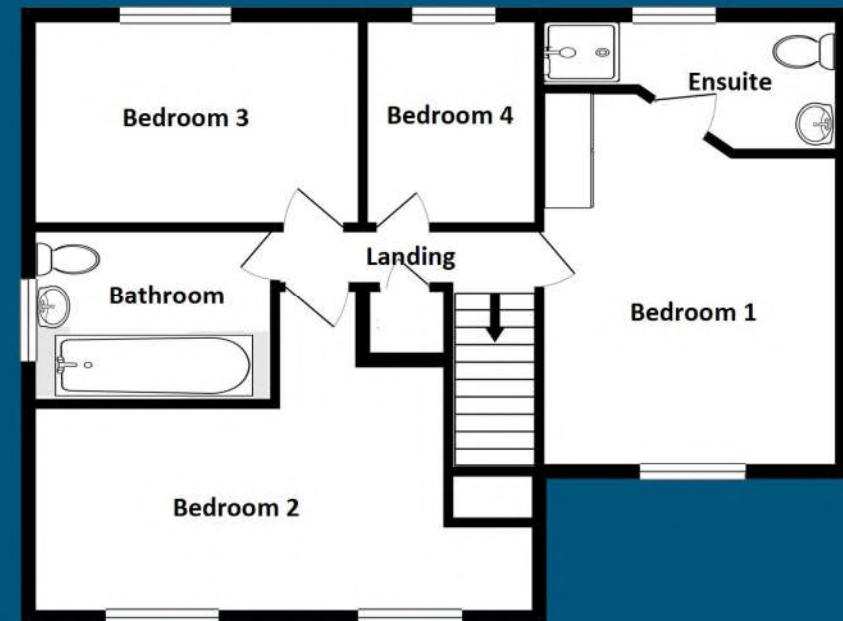
Ground Floor

Approx.: 678sq feet (63.0sq metres)



First Floor

Approx.: 560sq feet (52.0sq metres)



**Total Floor Area: 1291.7sq feet
(120.0sq 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:-

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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.
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