



89 Hilston Avenue, Penn

THOMAS HARVEY
ESTATE AGENTS

A Most Striking & Beautifully Presented Three Bedroom Semi-Detached Family House Having Been Refurbished To The Very Highest Standard. With The Added Feature Of Picturesque Views Over Lower Penn Fields & Woodland At Rear!

89 Hilston Avenue, Penn, Wolverhampton, WV4 4TA

Asking Price: £300,000

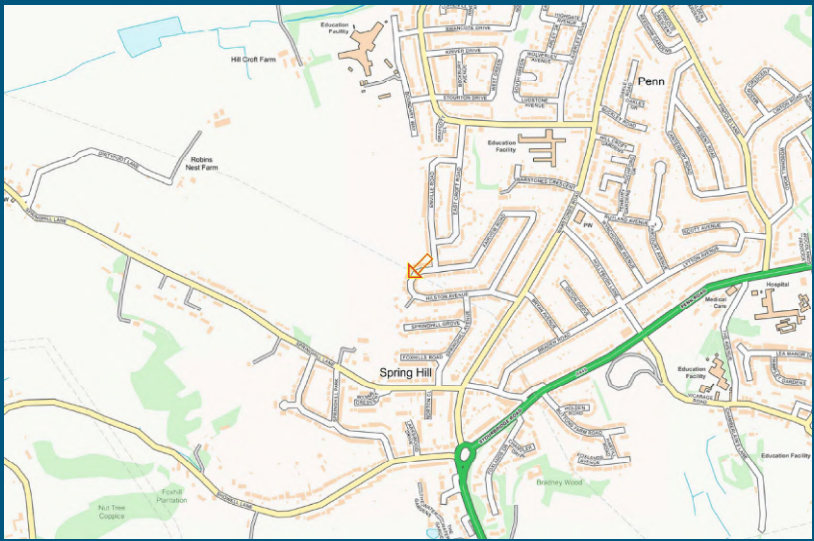
Tenure: Freehold
Council Tax: Band C – Wolverhampton
EPC Rating: D (64) No: 7407-3049-7204-1475-8204
Total Floor Area: 985.6sq feet (91.6sq metres) Approx.
Services: We are informed by the Vendors that all main services are installed

Occupying a prominent position in a favoured residential area of Penn and situated just off Warstones Road, not only does 89 Hilston Avenue provide a most scenic & peaceful outlook having striking views at rear, over woodland and Lower Penn fields, this superior semi-detached house has been professionally restyled in recent years to an exceptionally high standard of accommodation with a huge variety of quality furnishings.

Thoughtfully extended & designed to provide extremely versatile and spacious living accommodation, this delightful house is undoubtedly one of the finest examples of its type, being a superb family home. Deceptive externally, viewing of the interior is essential to appreciate the thought and design gone into styling this wonderful home, with no expense spared throughout. A number of the first class features include trendy décor throughout with many rooms having panelled walls, quality carpets & flooring, luxury bathroom and a new feature open plan dining kitchen with an extensive suite of Shaker style sage units.

The fabulous & well planned interior includes entrance hall with L-Shaped staircase and built in cloaks storage, front living room with feature fireplace and an impressive 20ft open plan kitchen with dining, family area, creating a great space to entertain guests & families. On the first floor there are three double bedrooms with two having bespoke built in wardrobes and both family bathroom is fitted with a luxury white shower suite. At the front of the property, the driveway provides off road parking and the use of an EV charging point. At the side is a garage with useful garden room at rear which could be utilised for a multitude of purposes. A highlight of the property is undoubtedly the extensively landscaped rear garden which delivers excellent useable outdoor space, perfect for hosting summer garden parties! Having fittings of the highest standard including a large patio with porcelain style slabs, timber sleeper flower beds, shaped lawn and all designed to appreciate the charming rear setting. Although the property has been designed to already utilise the maximum space, there is approved planning permission for a single storey side/ rear extension (Ref: 22/00199/Ful – Wolverhampton)

Hilston Avenue is most convenient for the majority of amenities having a number of bus routes, shops, restaurants all within walking distance and the area is served very well by popular schooling in both sectors, having the favoured St Bartholomew’s School within easy distance. Wolverhampton City Centre & Wombourne are both less than approx.2.5 miles away. A superb example of if its type with viewing of the interior is essential, the gas centrally heated & double glazed accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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Entrance Hall: Composite double glazed opaque front door with matching side windows, white period style radiator, part panelled walls, coved ceiling, patterned ceramic tiled flooring and L-Shaped staircase to first floor with built in storage & separate cloaks cupboard.

Living Room: 11'4" (3.45m) x 10'11" (3.34m)

Open fireplace with slate style hearth & oak beam, built in alcove base cupboards, white period style radiator, period style coved ceiling, Herringbone style laminate flooring and double glazed bay window to front.

Open Plan Dining Kitchen: 18'11" (5.76m) x 15ft (4.57m)

Fitted with a new suite of matching Shaker style sage units comprising a range of base cupboards, drawers & suspended wall cupboards, Quartz worktops with double drainer Belfast sink unit & chrome mixer tap, a range of built in appliances include twin Hotpoint double electric ovens, 5-ring gas hob with extractor hood over, fridge, freezer & dishwasher, plumbing for washing machine, concealed wall mounted gas fired central heating boiler, white vertical radiator, stone tiled flooring, recessed ceiling spotlights, double glazed window to rear with matching French doors and PVC double glazed door to side.

Landing: Part panelled walls, loft hatch and double glazed opaque window to side.

Bedroom One: 10'10" (3.31m) x 10'8" (3.24m)

Bespoke built in twin alcove double wardrobes, white period style radiator, coved ceiling and double glazed bay window to front.

Bedroom Two: 11'3" (3.44m) x 10'3" (3.12m)

Bespoke full width fitted open wardrobes with shelving & TV recess, white period style radiator, part panelled walls and double glazed window to rear.

Bedroom Three: 7'11" (2.40m) x 6'4" (1.92m)

White period style radiator, part panelled walls and double glazed window to front.

Shower Room: 6'8" (2.04m) x 5'5" (1.64m)

Fitted with a new luxury white suite comprising walk in shower with chrome overhead rainfall shower & separate hand held spray, low level WC, pedestal wash hand basin, period style radiator with chrome heated towel rail, glazed brick part tiled walls, patterned tiled flooring and double glazed opaque window to rear.

Garage: 13'7" (4.14m) x 7'7" (2.31m)

Side opening double garage doors, power, lighting and side door.

Garden Room: 7'7" (2.31m) x 7'7" (2.30m)

Power, lighting, double glazed window to rear and side door.

Rear Garden: At approx. 75ft long, the stunning rear garden has been sympathetically landscaped to create a most spectacular outlook whilst creating a beautiful & useable outdoor space including a full width patio with large porcelain tiles & matching steps, gravelled area with raised timber sleeper flower beds, centre lawn with flowering borders, timber summer house surrounding fencing and of course views over fields at rear.

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.





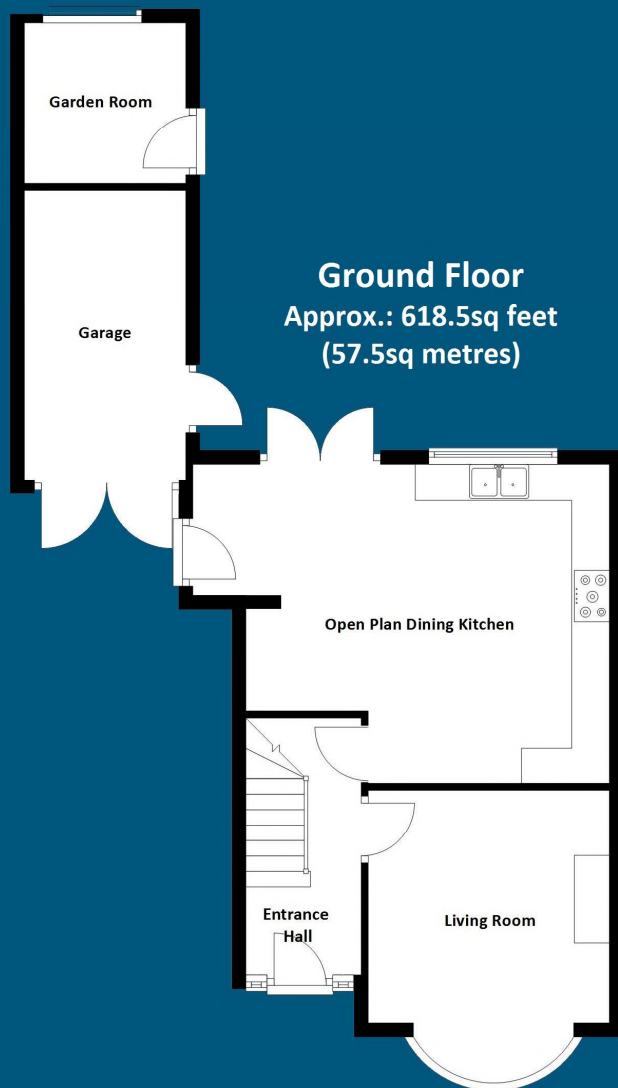






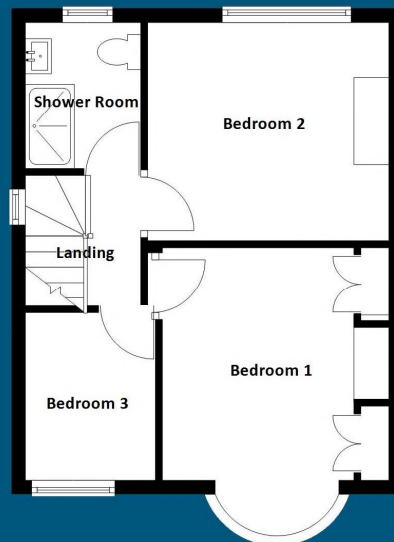






Ground Floor
Approx.: 618.5sq feet
(57.5sq metres)

**Total Floor Area: 985.6sq feet
(91.6sq metres) Approx.**



First Floor
Approx.: 367.1sq feet
(34.1sq metres)



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.

MISDESCRIPTORS 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.
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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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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.