



17 Enderby Drive, Penn

An Individually Designed & Spacious Four Bedroom Two Bathroom Detached Family House, With The Benefit Of Bedroom & Bathroom Accommodation On Both Floor & Occupying A Choice Cul-De-Sac Location In Penn!

17 Enderby Drive, Penn, Wolverhampton, WV4 5QU

Asking Price: £625,000

Tenure: Freehold

Council Tax: Band G – Wolverhampton

EPC Rating: C (71) No: 0310-2804-4470-2325-5861

Total Floor Area: 3,937.8sq feet (365.8sq metres) Approx.

No Upward Chain

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

Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available

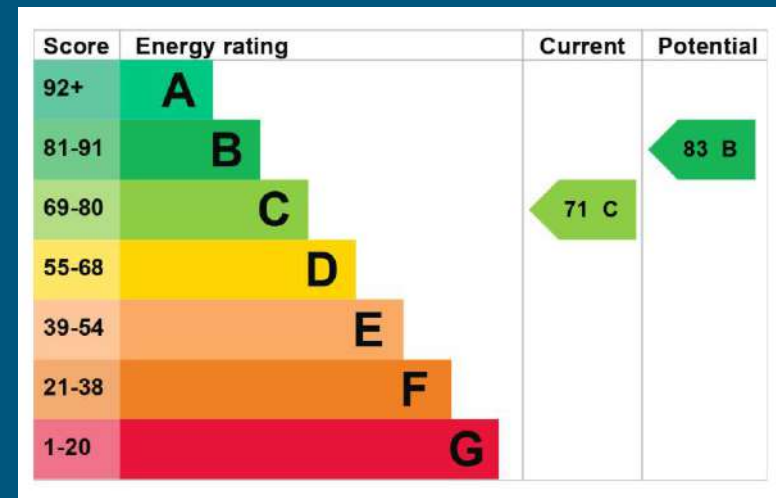
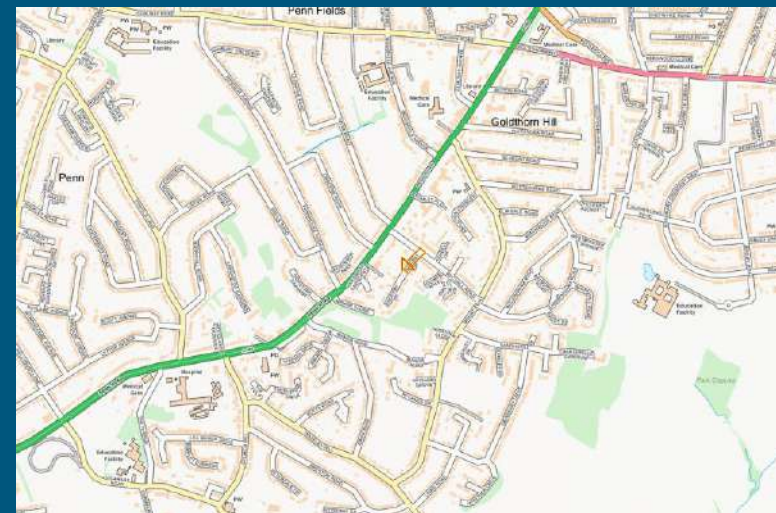
Mobile: Ofcom checker shows three of four main providers have likely coverage indoor and all four have likely coverage outdoor.

Occupying a choice position in this small exclusive cul-de-sac just off Muchall Road, this distinctive and individually designed detached house is undoubtedly one of the finest examples of its type currently listed on the market with internal inspection highly recommended to appreciate the vast range of special selling features this superb property has to offer!

Viewing of the interior is essential to appreciate the well planned layout which has been very well maintained over the years, yet still offers the opportunity for buyers looking to restyle a home to their own requirements. At a generous floor area of approx. 3,937.8sq feet, 17 Enderby Drive offers an impressive & spacious interior with the use of bedroom & bathroom accommodation on both floors, three receptions rooms, detached double width garage with first floor area and enclosed surrounding gardens.

The interior which has the benefit of gas central heating & double glazing, includes a welcoming reception hall, a ground floor double bedroom with luxury ensuite, a through 25ft living room with double doors to the dining room and the breakfast kitchen is fitted with an extensive suite of matching wooden units. The ground floor also includes a separate sitting room which leads on to the double glazed conservatory and a useful utility/ guest cloakroom off the inner hall. On the first floor the, galleried landing provides a number of built in storage cupboards & wardrobes, a study area and of course three double bedrooms all with built in wardrobes and a luxury well-appointed family bathroom. The enclosed surrounding gardens offer a versatile layout with essentially having two separate outdoor spaces with an enclosed courtyard style rear garden and to the right side, the garden includes a summer house, kitchen garden/ vegetable plot and double gates from the driveway providing additional screened parking if so required. At the front of the house, is a driveway providing ample off road parking and of course leads to the garage and gated side entry. The detached double garage has a useful utility area and an internal staircase leads to the first floor room which could be used for a multitude of purposes i.e. home office, hobbies room, guest bedroom (Subject to Planning Permission). There is also tremendous potential to extend further (mainly the right hand side of the house) to provide a two storey extension (STPP).

Situated in a favoured area of Penn and within easy distance of the majority of the amenities, the area is served well by popular schooling in both sectors, local shops, bus routes, Public Houses/ Restaurants and the city centre is also less than approx.2 miles away. Offered with no upward chain, internal inspection is highly recommended to appreciate this superb example of if its type which further comprises:



T: 01902 758111

E: properties@thomasharvey.co.uk

W: www.thomasharvey.co.uk

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



Reception Porch: Black aluminium double glazed leaded door and matching side windows with tiled flooring. **Entrance Hall:** Internal hardwood opaque glazed door with matching leaded opaque side windows, radiator, display niche with background lighting, large built in cloaks cupboard, staircase to first floor and inner hall with airing cupboard.

Downstairs Bedroom One: 15'2" (4.61m) x 14'3" (4.35m)

Radiator and double glazed leaded bay window to front. **Ensuite Shower Room: 9'9" (2.98m) x 8'3"max (2.48m max)** Fitted with a luxury suite comprising corner shower enclosure with power shower, vanity unit with storage & recessed WC, matching base cabinet & wall suspended mirrored cabinet, heated towel rail, extractor fan, tiled walls, recessed ceiling spotlights, LVT flooring and double glazed leaded opaque window to side.

Living Room: 24'6" (7.47m) x 15'1" (4.60m)

Marble fireplace & hearth with decorative surround, gas fire & built in twin display cabinets, two radiators, wall light points, double glazed bay window to front with matching side windows and French doors to rear garden. Internal hardwood glazed double doors to:

Dining Room: 14'10" (4.52m) x 12'2" (3.71m)

Radiator, wall light points and double glazed leaded window to rear.

Breakfast Kitchen: 13'3" (4.05m) x 12'2" (3.71m)

Fitted with a matching suite of traditional wood units comprising double drainer sink unit with stainless steel mixer tap, a range of base cupboards, drawers & suspended wall cupboards, matching worktops, built in appliances include built in double oven with combination grill/ oven over, 5- ring gas hob with extractor hood over, built in double oven with combination grill/ oven above, dishwasher & fridge, covered radiator, part tiled walls, coved ceiling, vinyl flooring and double glazed leaded window to rear. An internal opaque hardwood door leads to the Rear Porch with aluminium double glazed leaded door and side windows.

Sitting Room 13'5" (4.09m) x 12'4" (3.76m)

Decorative fireplace with gas fire and internal double glazed patio doors to:

Conservatory: 11'4" (3.45m) x 9ft (2.74m)

Ceiling light & fan, radiator, fitted window blinds, tiled flooring and double doors to side garden.

Utility/ Guest Cloakroom: 9'9" (2.98m) x 8'2" (2.48m)

Vanity unit, low level WC, suspended wall cupboards, plumbing for washing machine, tiled walls & flooring, radiator, coved ceiling, extractor fan and double glazed leaded window to side.

First Floor Galleried Landing: Radiator, built in storage cupboard housing Worcester gas fired central heating boiler, separate additional walk in airing cupboard, loft hatch, and built in twin double wardrobes.

Bedroom Two: 16'8" (5.09m) x 15'1" (4.59m)

Triple built in double wardrobes, radiator and double glazed leaded window to rear.

Bedroom Three: 13'4" (4.07m) x 16'5" (5.00m)

Twin built in double wardrobes & single wardrobe, radiator and double glazed leaded window to rear.

Bedroom Four: 9'9" (2.96m) x 14'3" (4.35m)

Built in double wardrobe, corner desk with drawers & shelving unit, radiator and double glazed leaded window to side.

Bathroom: 11'1" (3.39m) x 9'6" (2.90m)

Fitted with a white suite comprising panelled bath with shower spray over, separate corner shower enclosure, low level WC, bidet, pedestal wash hand basin, radiator, heated towel rail, tiled walls, recessed ceiling spotlights, extractor fans, loft hatch, laminate flooring and double glazed leaded opaque window to rear.

Detached Double Garage: 21'10" (6.67m) x 18'7" (5.66m)

'Up & Over' garage door, power, lighting and hardwood leaded glazed window to rear.

Utility Area: Fitted base cupboards & suspended wall cupboards, stainless steel single drainer sink unit and hardwood leaded glazed window to rear with hardwood door. A staircase to first floor leads to: **Hobbies Room: 21'4" (6.50m) x 16'8" (5.07m)** Power, lighting, skylight and secondary glazed leaded window to rear.

Rear Garden: Enclosed surrounding gardens which enjoy a most pleasant outlook whilst maintaining the maximum privacy, being mainly paved for low maintenance yet creating a colourful background. The grounds include a variety of shrubs & trees, gravelled paths, flowering island & borders, greenhouses & vegetable plot/ kitchen garden, surrounding fencing including double gates to driveway and a **Summer House: 13'6" (4.14m) x 6'5" (1.99m)** Power, lighting, leaded glazed windows and double doors.

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.



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.



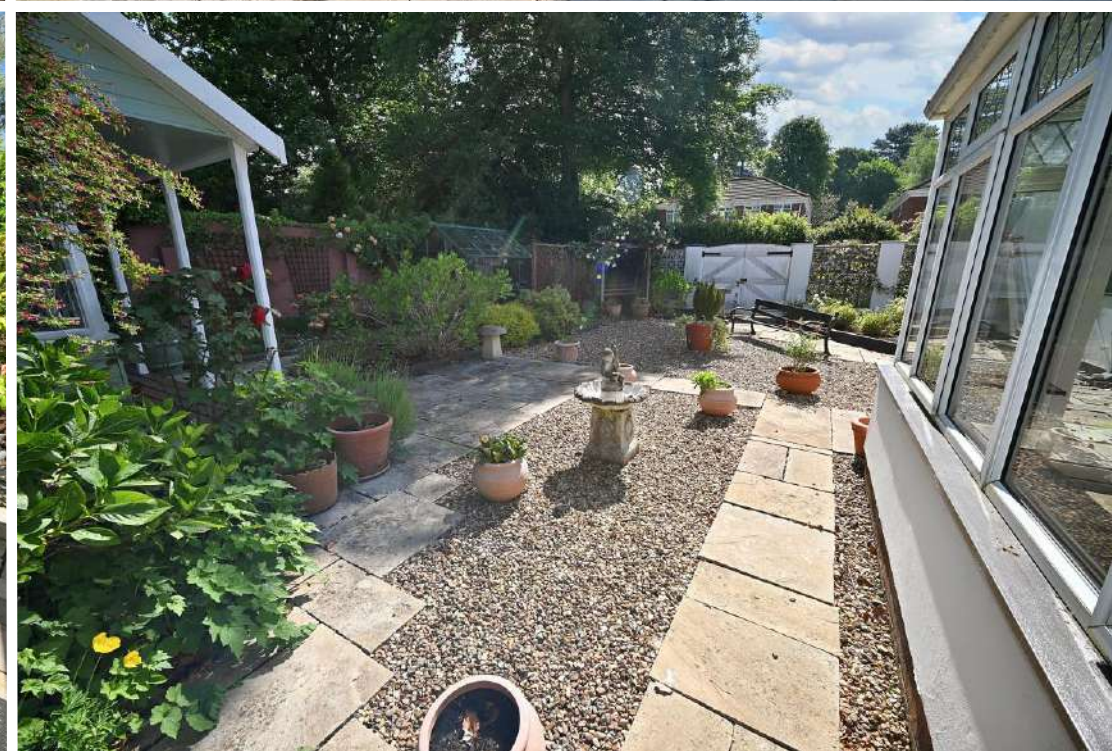










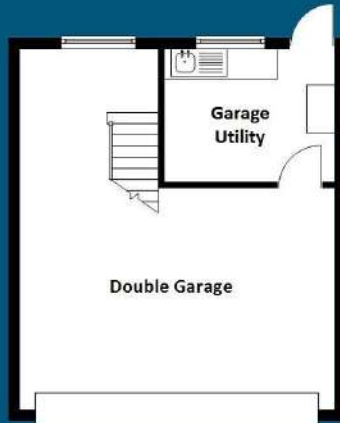
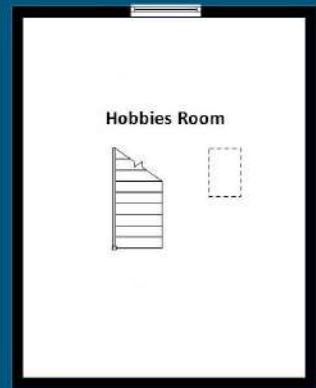






Ground Floor

Approx.: 2552.5sq feet
(237.1sq metres)



First Floor

Approx.: 1385.3sq feet
(128.7sq metres)



Total Floor Area: 3937.8sq feet (365.8sq metres) Approx.

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate

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.

