



20 St Catherine's Crescent, Penn

THOMAS HARVEY
ESTATE AGENTS

A Beautifully Presented & Extended Three Bedroom Semi Detached House, Recently Refurbished To A First Class Standard With A Host Of Trendy Features Throughout!

20 St Catherine Crescent, Penn, Wolverhampton, WV4 5QB

Asking Price £265,000

Tenure: Freehold

Council Tax: Band B – Wolverhampton

EPC Rating: D (60) No: 2200-8378-0722-2507-3353

Total Floor Area: 942.0sq feet (87.5sq metres) Approx.

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

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

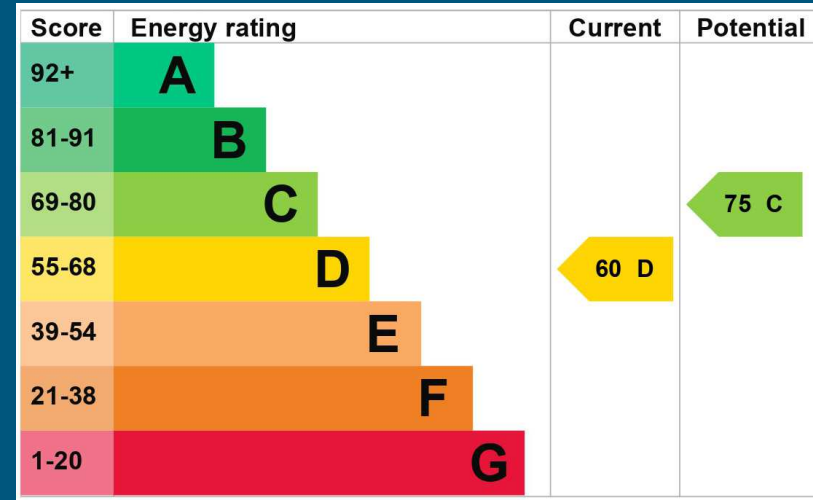
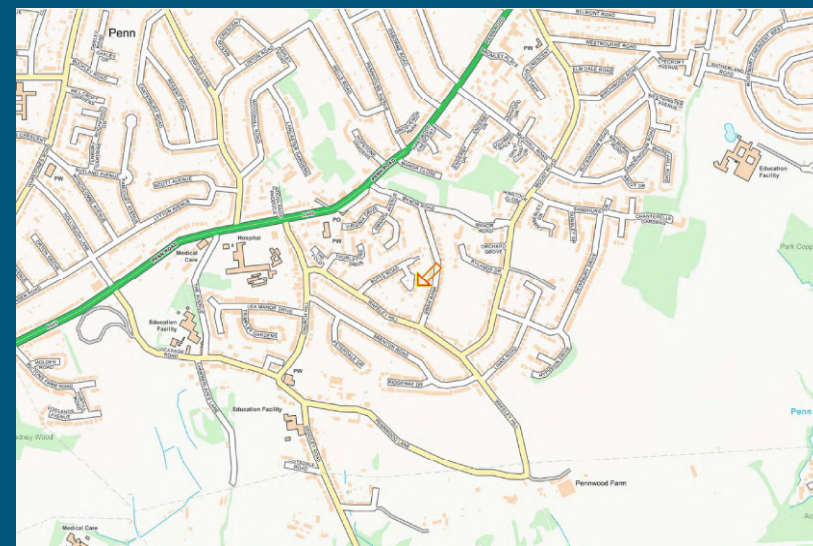
Mobile: Ofcom checker shows four main providers have likely coverage indoor and outdoor.

Situated in one of the most favoured locations in Penn, positioned in a small select cul-de-sac just off Butts Road & Wakeley Hill, 20 St Catherine's Crescent is therefore convenient for easy access to the majority of amenities, including Penn, Wombourne & of course Wolverhampton City Centre. This most impressive & individual semi-detached house has recently been refurbished to create one of the finest examples of its type currently listed on the market, with internal inspection an absolute must!

Thoughtfully remodelled by the present owners to create a stunning & contemporary interior, at approx. 942sq ft., the accommodation has been designed to utilise the maximum space and ideal for purchasers requiring a quality property, ready to just move into. Viewing will reveal many appealing features including stylish décor throughout including a number of rooms having part panelled walls, quality carpets & flooring, replaced windows & doors, modern bathroom and a fantastic full width open plan dining kitchen with family area!

The accommodation now includes reception porch to entrance hall with built in storage units & staircase to first floor, a charming front living room and a feature open plan dining kitchen which is fitted with a contemporary white gloss suite and has a very useful family/ sitting area with vaulted ceiling. This space is perfect for entertaining guests & large families and also has the benefit of a downstairs WC. On the first floor there are three bedrooms, with two being of a particularly good size and the family bathroom features a luxury well-appointed suite. The south facing rear garden has also been thoughtfully landscaped to create a most pleasant setting and offers excellent useable outdoor space. At the front of the house is a double width driveway providing ample off road parking with gated side access.

Convenient for the majority of amenities with walking distance of local shops, bus routes and a number of schools including the popular St Bartholomew's Primary School, St Catherine's Crescent is undoubtedly a superb family home with early interest highly recommended! The gas centrally heated and double glazed accommodation further comprises:



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Porch: Composite double glazed door, tiled flooring and shelving. **Entrance Hall:** Internal glazed hardwood door with opaque glazed window, radiator, part panelled walls, built in storage units, LVT flooring and L-Shaped staircase to first floor.

Living Room: 13'6" (4.11m) x 11'1" (3.38m)

Open fire place with slate hearth & oak beam above, radiator and double glazed window to front.

Open Plan Dining Kitchen: 17'2" (5.23m) x 11ft (3.35m)

Fitted with a matching suite of contemporary white gloss units comprising a range of base cupboards, drawers & suspended wall cupboards, white composite 1.5 drainer sink unit with pull out mixer tap, laminate worktops, built in appliances include twin electric ovens, 4-ring induction hob with extractor hood over, dishwasher, recess for undercounter fridge & freezer, concealed utility cupboard with plumbing for washing machine, radiator, recessed ceiling spot lights, twin floor to ceiling built in storage units, double glazed window to rear and open archway to: **Family Area: 9'11" (3.02m) x 8'4" (2.53m)** Radiator, vaulted ceiling with recessed ceiling spot lights & skylights, LVT flooring and double glazed French doors to rear garden. **Downstairs Guest WC:** Fitted with a white low level WC, sink unit, part panelled walls, LVT flooring and opaque glazed circular window to side.

First Floor Landing: Part panelled walls, double glazed opaque window to side and loft hatch with fitted pull down ladder, to part boarded attic space with power, lighting and gas fired central heating boiler.

Bedroom One: 13'5" (4.10m) x 11'1" (3.38m)

Built in floor to ceiling wardrobes with matte white doors, radiator and double glazed window to front.

Bedroom Two: 11'1" (3.38m) x 10ft (3.06m)

Radiator and double glazed window to rear.

Bedroom Three: 7'10" (2.40m) x 7'1" (2.16m)

Radiator and double glazed window to rear.

Bathroom: 7'2" (2.19m) x 6ft (1.83m)

Fitted with a luxury white suite comprising panelled bath with handheld spray, corner shower enclosure with chrome overhead rainfall shower & separate handheld spray, low level WC, vanity unit with wall mounted mirror over, stone effect tiled walls, heated towel rail, extractor fan, wood effect porcelain style tiled flooring and double glazed opaque window to front.

Rear Garden: Enjoying a south facing aspect with paved patio overlooking lawn, flowering borders with a variety of plants & shrubs, garden shed, timber detached garage/ workshop, play area at rear with decked terrace, surrounding fencing and gated side entry.







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.







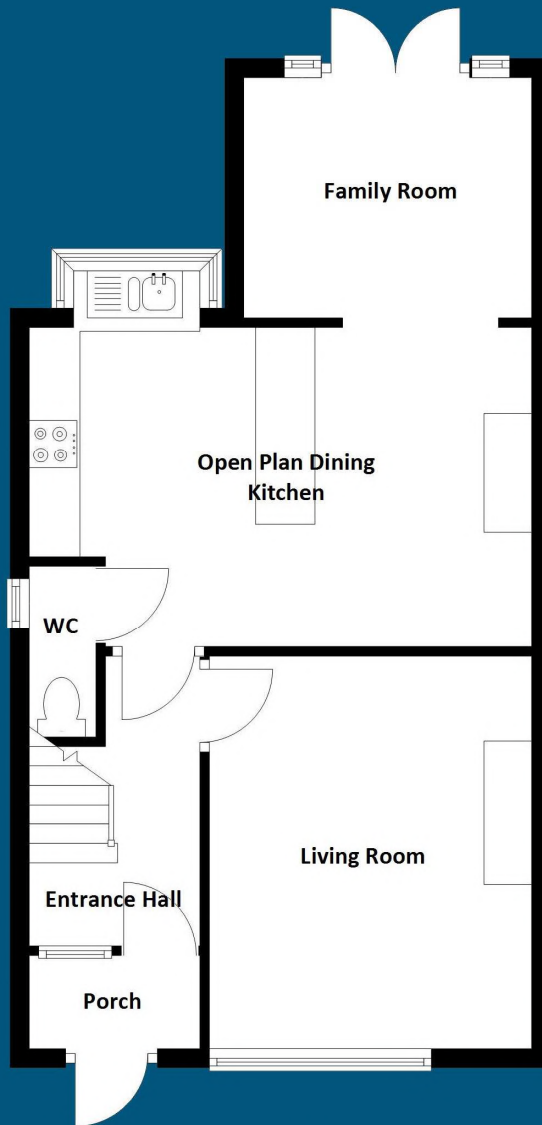




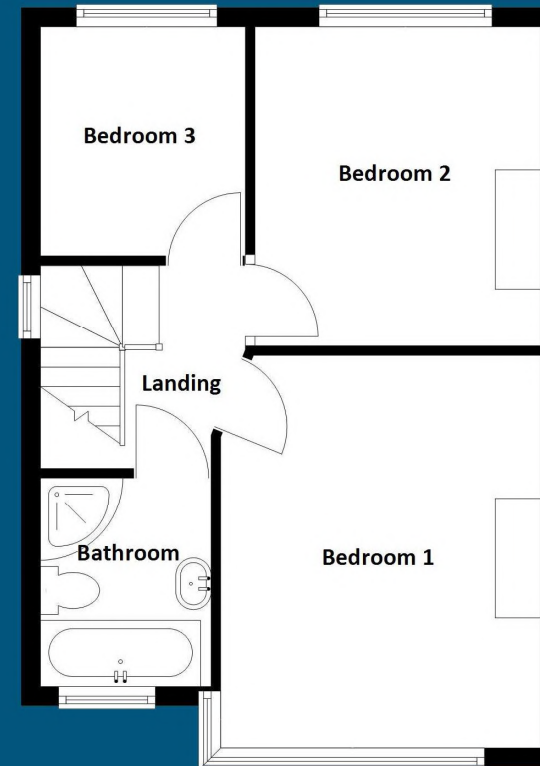
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**Total Floor Area: 942.0sq feet
(87.5sq metres) Approx.**

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



Ground Floor
Approx.: 522.6sq feet
(48.6sq metres)



First Floor
Approx.: 419.4sq feet
(39.0sq 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.

MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.

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