



10 Scott Avenue, Penn

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

10 Scott Avenue, Penn, Wolverhampton, WV4 4HJ

Asking Price: £330,000

Tenure: Freehold

Council Tax: Band C – Wolverhampton

EPC Rating: D (64) No: 0350-2157-9510-2925-6425

Total Floor Area: 1159.8sq feet (107.8sq metres) Approx.

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

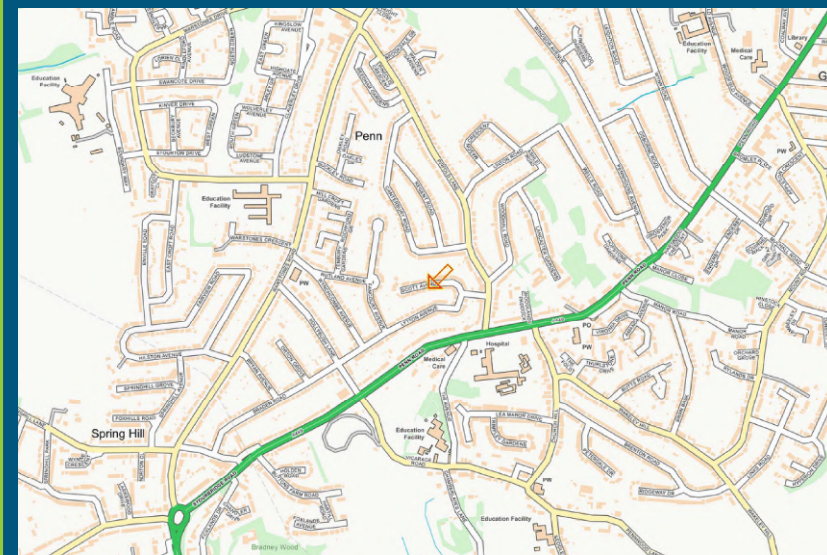
Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available

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

Situated in one of the most sought after locations in Penn, located in a small select cul-de-sac just off Lytton Avenue and 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 been refurbished in recent years 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. 1,159.8sq 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 (and down to the finest detail), quality carpets & flooring, replaced windows & doors, certified electrics, modern bathroom & kitchen, new roof, double width imprinted concrete driveway and a charming south facing landscaped garden. The extended accommodation now includes porch to entrance hall, front dining/ sitting room, 18ft rear living room and a modern fitted kitchen. Adjacent is a rear lobby and leads to the newly constructed utility with guest WC. This space could be used for a multitude of purposes i.e. home office, sitting room or even guest bedroom. From the entrance hall, the L-Shaped staircase leads to the first floor landing, having three bedrooms and a luxury white bathroom. Not to contradict with the interior, the south facing rear garden has also been thoughtfully landscaped to create a most pleasant setting and offers excellent useable outdoor space with a large patio. At the front of the house is a double width driveway providing ample off road parking.

Useful for the majority of faculties including a number of shops, restaurant/ public houses, bus routes & good schooling in both sectors with the popular St Bartholomew's School within walking distance. A wonderful family home, the gas centrally heated & double glazed accommodation further comprises:



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 75 C      |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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**Porch:** PVC double glazed door with matching side window and terracotta tiled flooring.

**Entrance Hall:** Internal PVC double glazed door with opaque side windows, radiator, recessed ceiling spot lights, marble effect tiled flooring, internal double glazed opaque side window and L-Shaped staircase to first floor with storage cupboard below.

**Sitting/ Dining Room: 13'1" (4.00m) x 11'4" (3.45m)**

Built in bespoke floor to ceiling cabinet with shelving, radiator, laminate flooring and double glazed bay window to front.

**Living Room: 17'7" (5.39m) x 11'3" (3.44m max)/ 10'9" (3.29m min)**

Twin vertical white radiators, recessed ceiling spot lights, Herringbone style LVT flooring and double glazed French doors to rear garden.

**Kitchen: 13'9" (4.20m) x 10'6" (3.21m)**

Fitted with a matching suite of modern light coloured gloss units comprising a range of base cupboards, drawers & suspended wall cupboards, stone effect laminate worktops with stainless steel single drainer sink unit with mixer tap, built in electric Whirlpool oven, 5-ring stainless steel gas hob with extractor hood over, graphite vertical radiator, recessed ceiling spot lights, slate style tiled flooring, double glazed window to rear and internal PVC double glazed side door.

**Rear Lobby:** Wall mounted gas fired central heating boiler, tiled flooring and rear door to garden. **Utility: 15'9" (4.80m max) x 8ft (2.43m)** Fitted with modern white gloss units comprising base cupboards & suspended wall cupboards, worktop, plumbing & recess for washing machine & tumble dryer, radiator, recessed ceiling spot lights, tiled flooring and PVC double glazed double doors to front. **Guest WC:** Fitted with a white suite comprising vanity unit with recessed WC, chrome heated towel rail, recessed ceiling spot lights, tiled flooring and extractor fan.

**First Floor Landing:** Loft hatch and double glazed opaque window to side.

**Bedroom One: 13'1" (4.00m) x 11'1" (3.38m)**

Fitted with a custom made bedroom suite including a number of wardrobes & overhead stores, radiator, recessed ceiling spot lights and double glazed bay window to front.

**Bedroom Two: 11'1" (3.39m) x 10'6" (3.20m)**

Radiator and double glazed window to rear.

**Bedroom Three: 7ft (2.14m) x 6'2" (1.88m)**

Radiator and double glazed window to front.

**Bathroom: 7'1" (2.15m) x 6'2" (1.88m)**

Fitted with a superior white suite comprising P-Shaped panelled bath with side screen & wall mounted electric shower, vanity unit with recessed WC & storage, marble effect tiled walls, & flooring, chrome heated towel rail, extractor fan and double glazed opaque window to rear.

**Rear Garden:** Sympathetically landscaped to provide a most useful outdoor space creating a most pleasant setting whilst offering low maintenance, the garden includes a full width paved patio with porcelain style slabs, white dwarf wall with steps leads to the raised shaped lawn, side border with raised timber sleepers, exterior lighting & water supply, garden shed and surrounding fencing.

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.

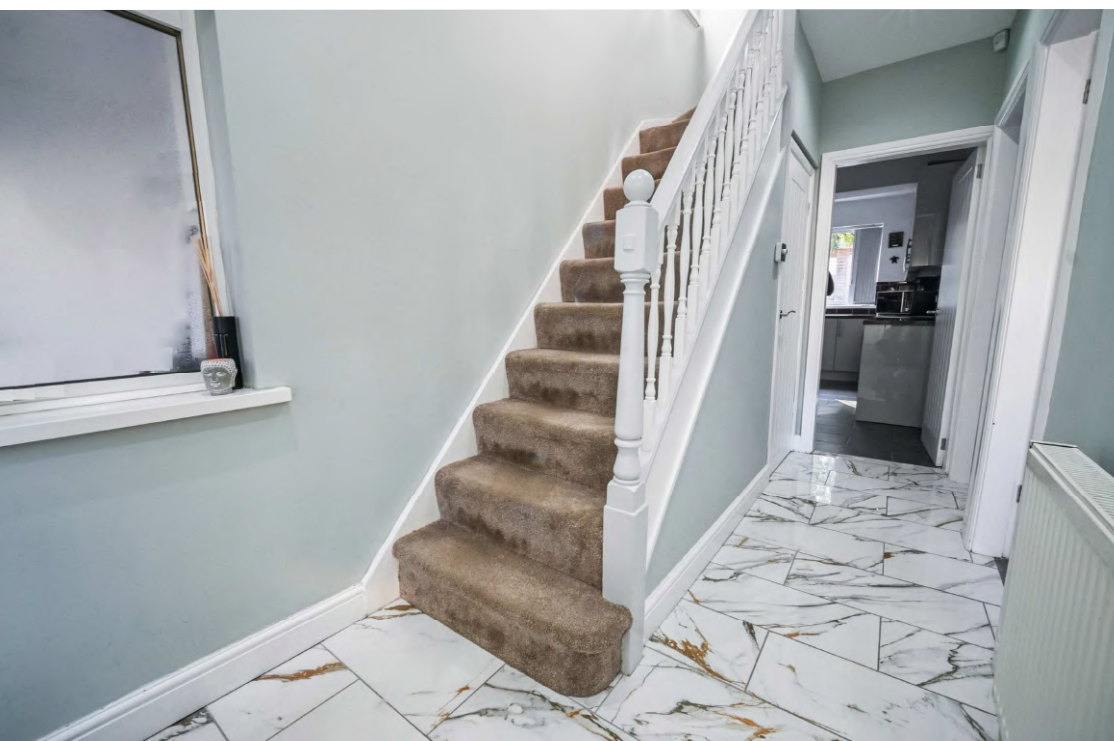




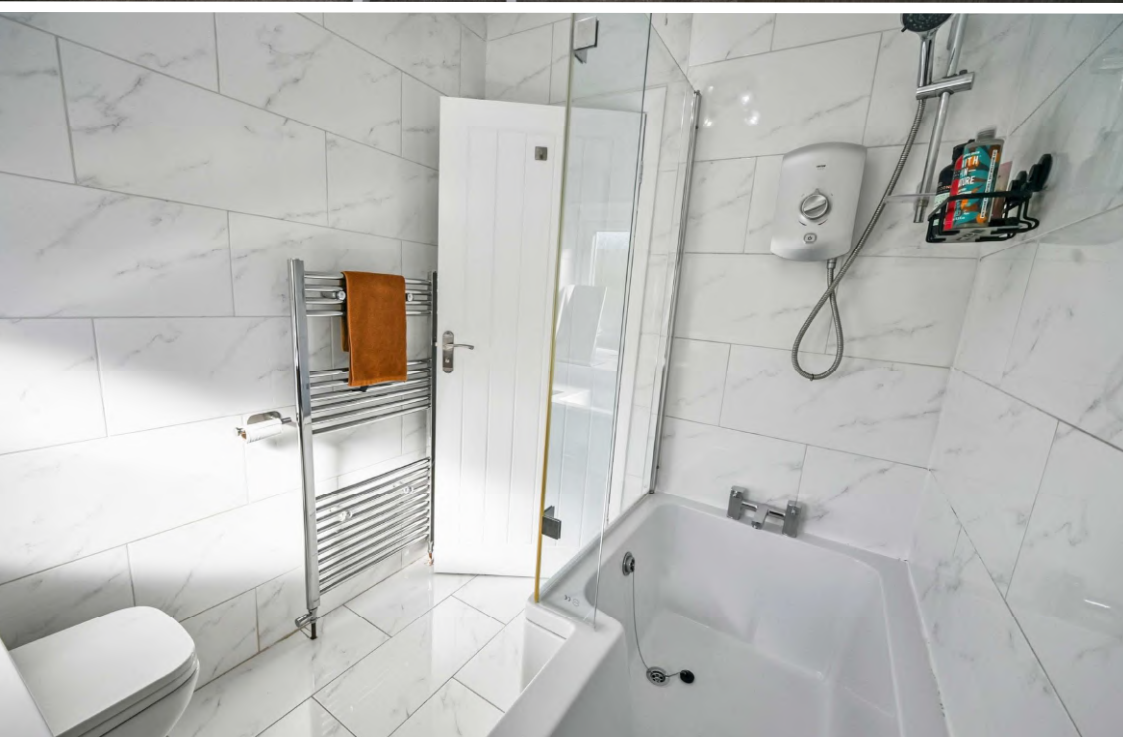










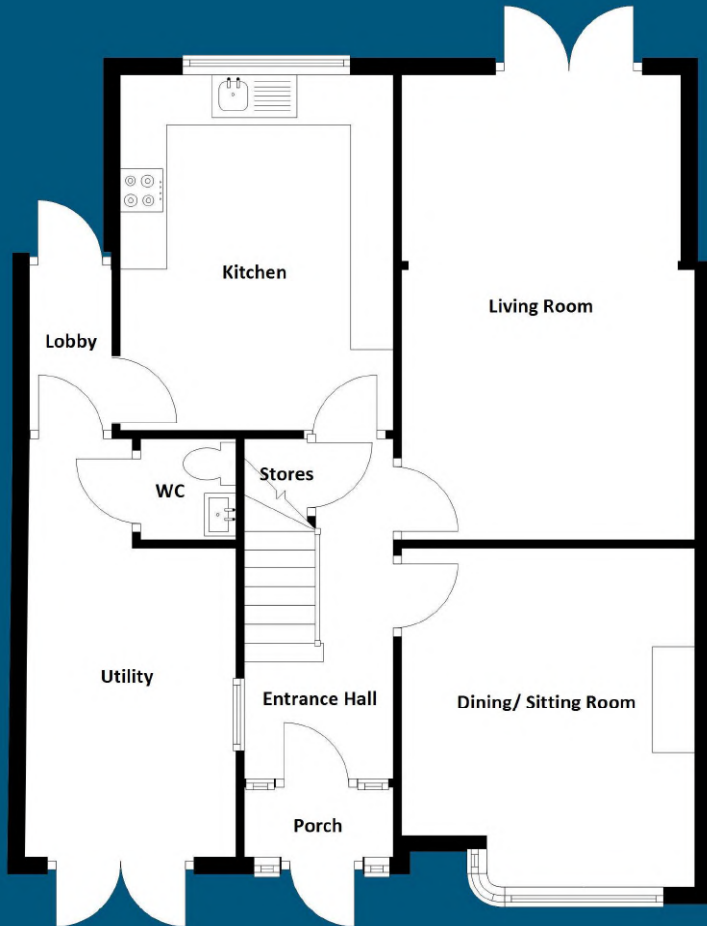




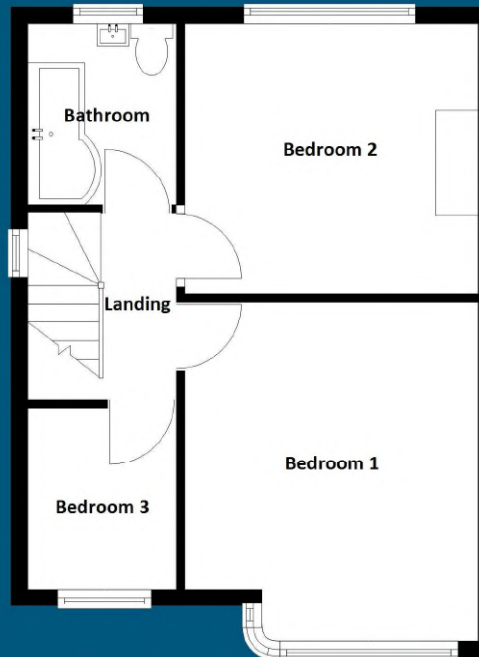
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**Total Floor Area: 1159.8sq feet  
(107.8sq metres) Approx.**

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



**Ground Floor**  
Approx.: 756.6sq feet  
(70.3sq metres)



**First Floor**  
Approx.: 403.2sq feet  
(37.5sq 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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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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