



151 Church Road, Bradmore

THOMAS HARVEY
ESTATE AGENTS

A Character & Period Style Three/ Four Bedroom Semi-Detached Property Occupying A Choice Position In A Popular Conservation Area & Offering Tremendous Potential To Extend, Reconfigure & Restyle To Own Requirements!

151 Church Road, Bradmore, Wolverhampton, WV3 7EJ

Asking Price: £285,000

Tenure: Freehold

Council Tax: Band C – Wolverhampton

EPC Rating: E (54) No: 5035-9420-8509-0528-5202

Total Floor Area: 1602.4sq feet (148.9sq metres) Approx.

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

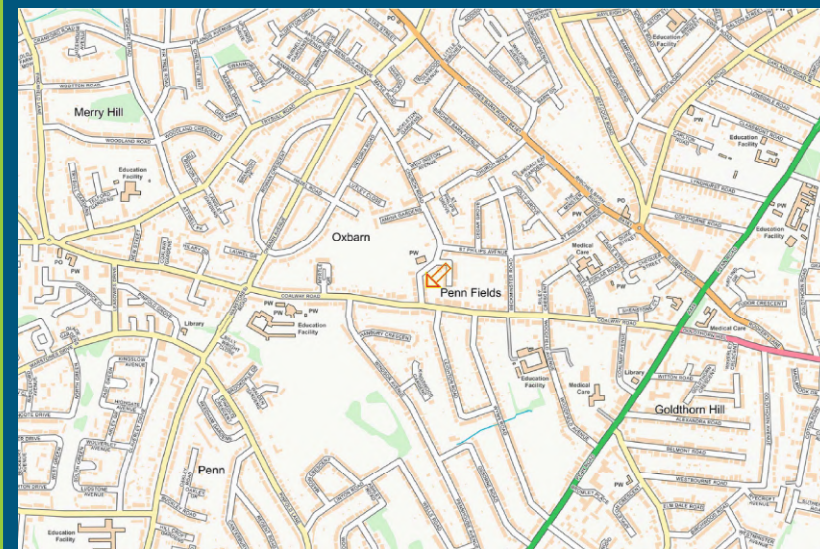
Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available

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

Situated in one of the most favoured residential areas of Penn, Church Road is located within the St Philip's (Penn Fields) Conservation Area, a designated area of special architectural or historic interest in Wolverhampton. This period semi-detached retains the charm & appeal of a character property yet offers tremendous potential for buyers requiring a property to restyle, extend & reconfigure to own requirements.

Viewing will reveal a number of the rare & charming traits including original leaded glazed windows, period fireplaces in both reception rooms, tall & beamed ceilings and panelled L-Shaped staircase. The well planned layout includes reception hall with stores cupboard, walk in pantry/ stores room & staircase to first floor, charming 15ft front living room and separate sitting/ dining room. The ground floor also features a breakfast room leading to the kitchen which is fitted with a laminate suite of units. Tremendous potential exists to reconfigure this rear ground floor space to create a full width open plan dining kitchen with family area, utility etc. (Subject to Planning Permission). On the first floor the galleried landing leads to three double bedrooms and the bathroom has been fitted with a wet room style suite. A concealed staircase from the landing also leads to the second floor loft room which could be used for a multitude of purposes, guest bedroom, home office, hobbies room etc. At the front of the house is a driveway providing ample off road parking. A distinct feature of No 151 is undoubtedly the east-facing, fully stocked mature garden which creates a picturesque setting whilst maintaining the maximum privacy. There is also the benefit of a gated side entry and a gardener's WC/ outbuilding.

Church Road benefits from being within walking distance of a range of facilities including local shops, bus routes, several chosen schools in both sectors and of course less than approx. 2 miles from the city centre. Both Pennfields Bowling & Social Club and Windsor Avenue Playing fields & playground are also within easy walking distance. Offered with No Upward Chain & with early interest highly recommended as not to lose out of this fantastic opportunity, the accommodation which measures at approx. 1,602.4sq feet further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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Entrance Hall: Hardwood opaque glazed door with adjoining leaded stained glass windows, radiator, period style coved ceiling, L-Shaped panelled staircase to first floor with storage cupboard below and a separate walk in pantry/ stores room.

Living Room: 14'10" (4.52m) x 14'6" (4.42m)

Open tiled fireplace with matching hearth, radiator, coved ceiling and hardwood glazed bay window to stained glass leaded inserts.

Dining/ Sitting Room: 13ft (3.97m) x 11'8" (3.56m)

Marble fire place & hearth with wood surround & gas coal fire, radiator, coved ceiling and double glazed French doors double doors to rear with matching window.

Breakfast Room: 13ft (3.96m) x 10ft (3.05m)

Floor to ceiling built in double storage unit, radiator, laminate flooring and double glazed window to rear. **Kitchen: 15'3" (4.66m) x 6ft (1.82m)**

Fitted with a matching suite of laminate units comprising stainless steel 1.5 drainer sink unit, a range of base cupboards, drawers & suspended wall cupboards, gas point for cooker, plumbing for washing machine, part tiled walls, radiator, tiled flooring and double glazed window to rear with matching PVA opaque door to garden.

First Floor Landing: Concealed staircase to second floor.

Bedroom One: 14'6" (4.42m) x 12'1" (3.68m)

Period style fire place, radiator and hardwood sash window to front.

Bedroom Two: 13'1" (3.99m) x 11'8" (3.56m)

Double glazed window to rear.

Bedroom Three: 13'1" (3.99m) x 10ft (3.04m)

Coved ceiling, double glazed window to rear and walk in cupboard housing wall mounted gas fired central heating boiler.

Shower Room: 7'2" (2.19m) x 6'7" (2.00m)

Fitted with a wet room style suite with wall mounted shower unit, low level WC, sink unit, radiator, tiled walls, extractor fan, vinyl flooring and hardwood opaque glazed window to front.

Second Floor Loft Bedroom: 15'5" (4.71m) x 15'1" (4.59m)

Wall mounted gas fire, access into eaves attic space, wood stripped flooring, beamed ceiling and hardwood glazed sash window to side.

Rear Garden: A mature & fully stocked rear garden with a large paved terrace, shaped centre lawn with flowering borders, a variety of shrubs & trees, surrounding fencing, garden shed, brick stores with gardener's WC and gated side access.



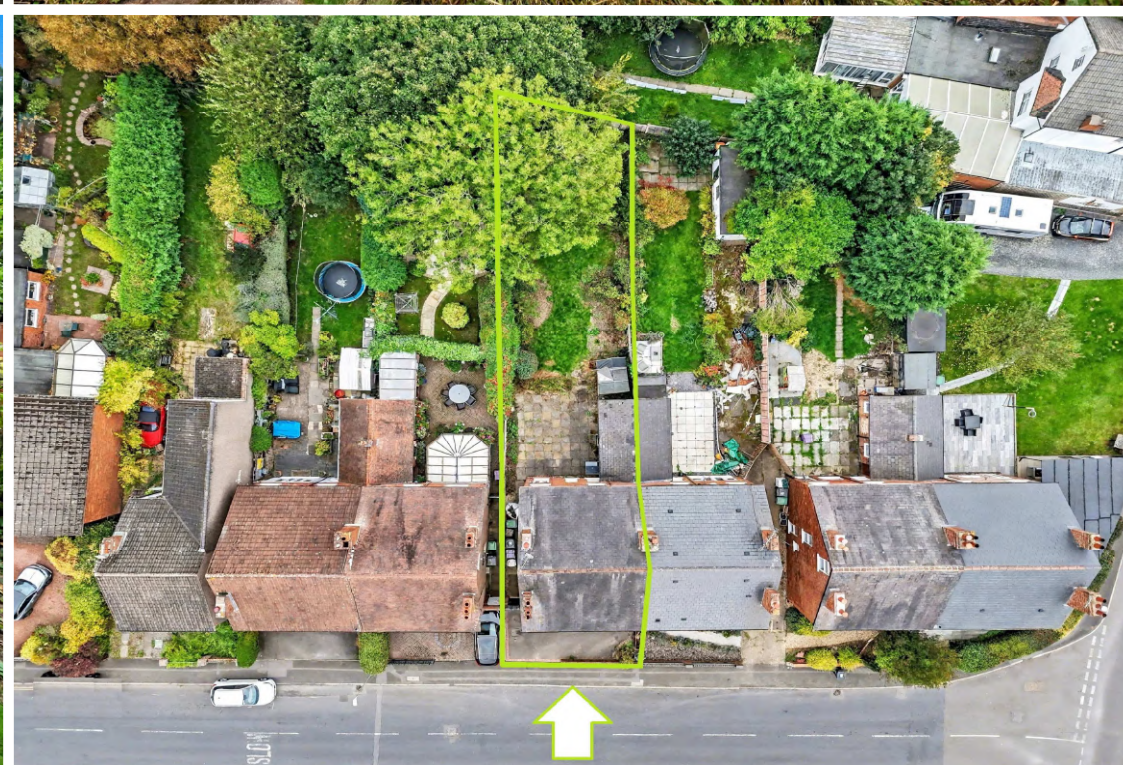












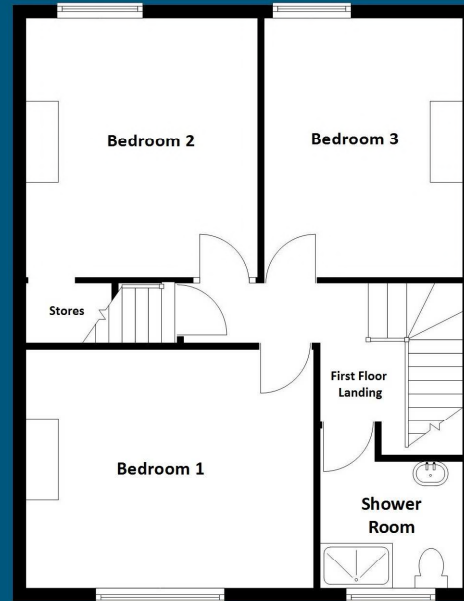
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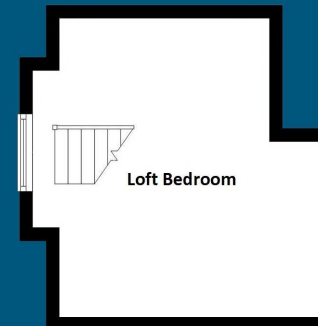
Floorplans: Internal floor areas are approximate for general guidance only –
Not to scale position & size of doors, windows, appliances and other features
are approximate



Ground Floor
Approx. 767.2sq feet
(71.3sq metres)



First Floor
Approx.: 632.4sq feet
(58.8sq metres)



Second Floor
Approx.: 202.8sq feet
(18.8sq 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.

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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.