



84 Jeffcock Road, Penn Fields

**THOMAS HARVEY**  
ESTATE AGENTS

*A Deceptive Four Bedroom Two Bathroom Semi Detached House, Extended & Restyled In Recent Years To Create An Excellent Family Home, Set In a Favoured Residential Area!*

**84 Jeffcock Road, Pennfields, Wolverhampton, WV3 7AA**

**Asking Price: £310,000**

**Tenure: Freehold**

**Council Tax: Band B – Wolverhampton**

**EPC Rating: C (74) No: 9340-2904-2590-2925-0601**

**Total Floor Area: 1,407.5sq feet (130.8sq metres) Approx.**

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

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

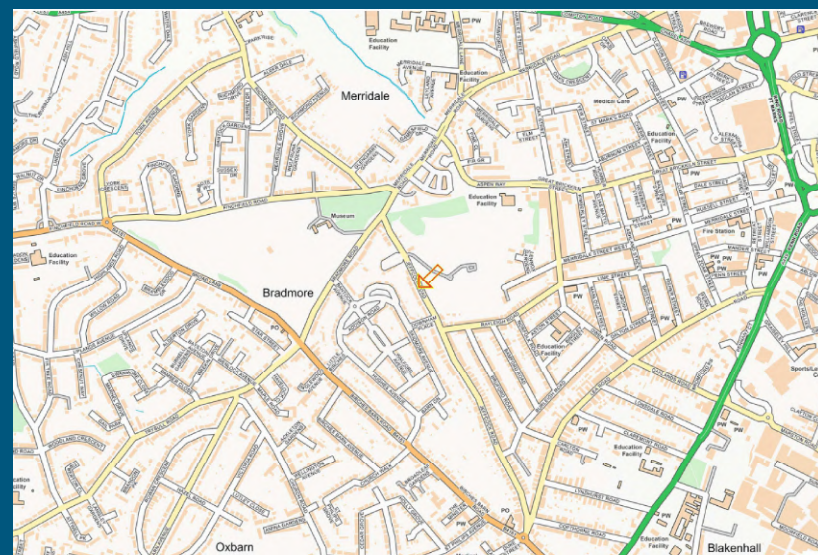
**Mobile: Ofcom checker shows two of four main providers have variable coverage indoor and all four have good coverage outdoor.**

Located in a highly sought after residential area of Wolverhampton on the border of Bradmore & Pennfields and adjacent to the favoured attraction known as Bantock Park, this distinctive and most attractive semi-detached house has been extensively remodelled in recent years with no expense spared to provide a most attractive interior!

A first class example of its type, viewing of the extended accommodation is essential to comprehend the well planned & versatile living space, which has been designed to utilise the maximum space with a generous floor area of approx. 1,407.5sq feet. Stylishly appointed throughout and incorporating many striking features, 84 Jeffcock Road includes quality carpets & flooring, fresh décor throughout, a number of replaced internal oak finished doors, composite external doors & double glazed windows, luxury refitted bathrooms and a striking breakfast kitchen.

Thoughtfully redesigned and offering both bedroom & bathroom accommodation on both floors, the adaptable interior offers outstanding living accommodation and is ideal as a family house! The accommodation includes reception porch to entrance hall, 16ft living room with double doors to the extended breakfast kitchen, fitted with a matching suite of laminate units and a separate sitting/ dining room. The ground floor also includes a fourth bedroom at rear with bifold doors to the garden and inner hall leads to the shower room. From the entrance hall, a U-Shaped staircase leads to the first floor landing having a useful large storage cupboard, three double bedrooms and family bathroom. At the front of the house, the full width block paved driveway provides ample off road parking with gated side entry to the rear garden which is enclosed and enjoys a south facing aspect.

Opposite the grounds to Merridale Cemetery, Jeffcock Road is within walking distance of the majority of amenities at including local shops, popular cafes & Public Houses, public transport links, Bantock Park and excellent schools in both sectors. The facilities at both Finchfield & Penn are also close by with the city centre a short distance away at less than approx. 1.5miles, therefore ideal for commuting to principal towns & cities. Internal inspection is highly recommended to appreciate this most individual property being a superb example of its type and further comprises:



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 74 C    | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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**Reception Porch:** Oak effect PVC double glazed double doors with matching side windows, wall light points and slate tiled flooring. **Entrance Hall:** Internal hardwood glazed door, radiator, laminate flooring and U-Shaped staircase with storage cupboard below.

**Living Room: 16'1" (4.90m) x 12'7" (3.84m)**

Radiator, wall light points, double glazed window to front and internal hardwood double doors lead to the kitchen.

**Sitting/ Dining Room: 14ft (4.27m) x 12'1" (3.68m)**

Graphite vertical radiator, coved ceiling and access to entrance hall, living room and bedroom four.

**Breakfast Kitchen: 18'8" (5.72m max) x 11'5" (3.48m max)/ 9'2" (2.79m min)**

Fitted with an extensive suite of matching laminate units comprising a range of base cupboards, drawers & suspended wall cupboards, laminate worktops with stainless steel double drainer sink unit with mixer tap, built in appliances include dishwasher, electric fan over, 5-ring gas hob with extractor hood over & concealed gas fired central heating boiler, radiator, recessed ceiling spot lights, skylight, vinyl flooring and double glazed windows to rear & side with matching opaque side door.

**Inner Hall:** Recessed ceiling slot lights, slate flooring and access to kitchen, bedroom 4 & shower room.

**Shower Room: 9'9" (2.98m) x 4'11" (1.51m)**

Fitted with a white suite comprising double corner shower, recessed WC, vanity unit, chrome heated towel rail, tiled walls & flooring, mirrored cabinet, extractor fan and double glazed opaque window to rear.

**Bedroom Four: 12'11" (3.94m) x 9'9" (2.96m)**

Radiator, coved ceiling, skylight and double glazed bifold doors to rear garden.

**First Floor Landing:** Built in large storage cupboard, recessed ceiling spot lights, double glazed window to front and loft hatch with pull down ladder to attic space.

**Bedroom One: 12ft (3.67m) x 10ft (3.05m)**

Fitted with full width bespoke mirrored wardrobes, radiator, recessed ceiling spot lights, double glazed window to front and loft hatch with pull down ladder to attic space.

**Bedroom Two: 12'2" (3.70m) x 11'5" (3.48m)**

Radiator, laminate flooring and double glazed window to rear.

**Bedroom Three: 12ft (3.67m) x 8'10" (2.70m)**

Radiator, laminate flooring and double glazed window to rear.

**Bathroom: 8'9" (2.67m) x 4'11" (1.51m)**

Fitted with a white suite comprising panelled bath with shower unit over, low level WC, vanity unit, radiator, tiled walls, coved ceiling, vinyl flooring and double glazed opaque window to rear.

**Rear Garden:** Enjoying a south facing aspect, the enclosed rear garden includes a full width paved patio, squared lawn, a variety of shrubs & trees, garden shed, exterior lighting & water, surrounding fencing and gated side access to front driveway.





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.

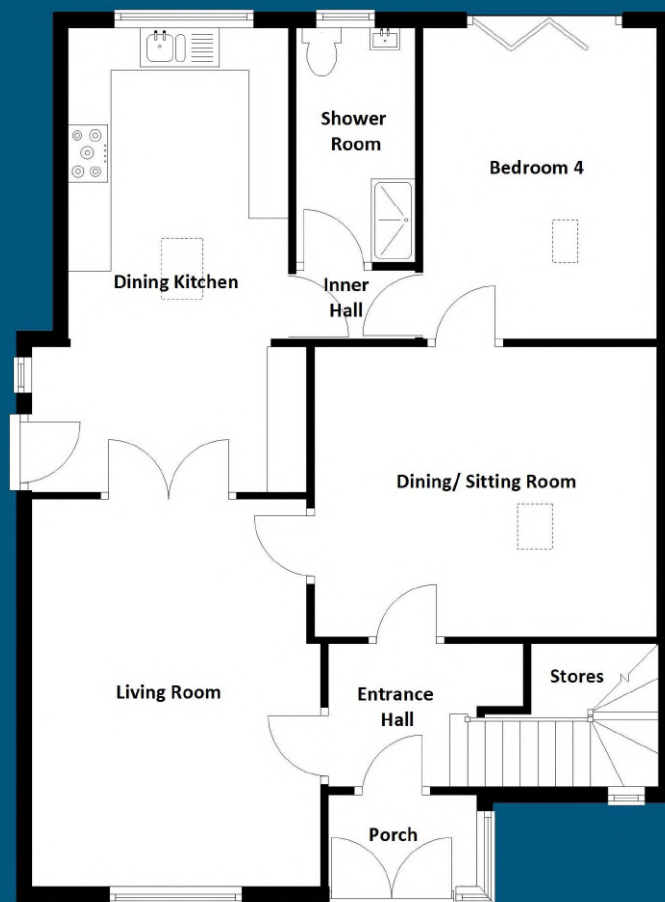












## Ground Floor

Approx.: 881.2sq feet (81.9sq metres)



## First Floor

Approx.: 526.3sq feet (48.9sq metres)

*84 Jeffcock Road, Penn Fields*

**Total Floor Area: 1,407.5sq feet  
(130.8sq 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.

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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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