



26 Edge Hill Drive, Perton

A Most Attractive Four Bedroom Two Bathroom Detached House Having A Striking Interior & Occupying A Choice Position On This Exclusive Address In Perton With Views Over Adjacent Woodland & Fields!

26 Edge Hill Drive, Perton, Wolverhampton, WV6 7SW
Asking Price: £445,000

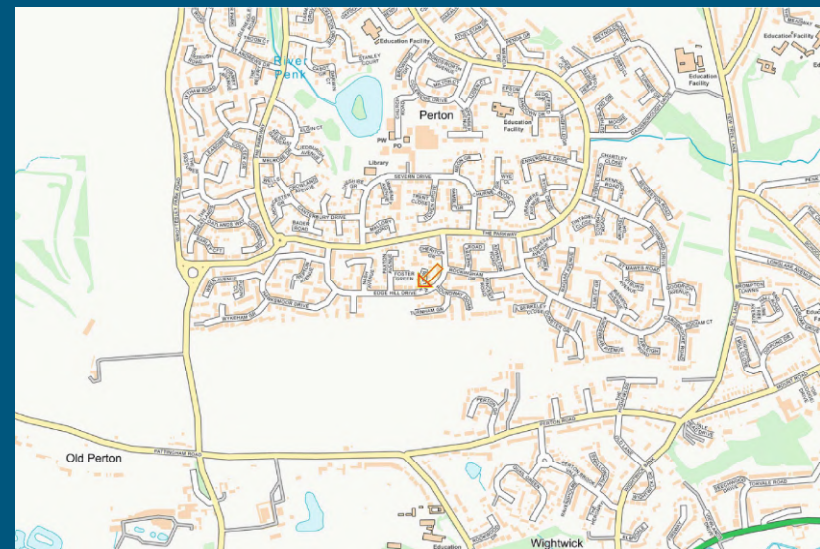
Tenure: Freehold
Council Tax: Band D – South Staffordshire
EPC Rating: C (69) No: 0888-3052-6203-3735-5200
Total Floor Area: 1606.5sq feet (149.2sq metres) Approx.
Services: We are informed by the Vendors that all main services are installed
Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available
Mobile: Ofcom checker shows one of four main providers have good coverage indoor and all four have good coverage outdoor.

Occupying a choice & prominent position on Edge Hill Drive adjacent to woodland & open fields, this modern detached house has been extensively restyled by the present owners to produce a most impressive interior, incorporating many quality fittings throughout and a superb example of a family home!

With no expense spared, internal inspection is highly recommended to appreciate the extended interior having a number of the splendid features throughout. These include a new luxury ensuite, quality carpets & flooring, fresh décor throughout, a smart breakfast kitchen with an extensive suite of contemporary units and a double glazed conservatory overlooking the rear garden.

Constructed to a well-planned design, the accommodation at approx. 1606.5sq.ft includes entrance hall with fitted cloakroom, charming through living room with sitting/ study area and an 18ft open plan kitchen with dining room, fitted with an extensive suite of quality contemporary units with a number of integrated appliances. Adjacent is the conservatory which also provides internal access to the utility and garage. From the dining room, the staircase leads to the first floor landing, where there are four double bedrooms all with built in wardrobes, superior ensuite shower room and the bathroom is fitted with a white suite. A further feature of No 26 is the enclosed rear garden which has been sympathetically landscaped to create an excellent useable outdoor space, perfect for hosting summer parties!

Although situated on the outskirts of Perton and enjoying an almost country setting, Edge Hill Drive is still extremely convenient for the majority of amenities including walking distance of schooling in both sectors, a number of shops & restaurants/ public houses and Bilbrook train station is just over 2 miles away. Tettenhall & Codsall are also within easy reach. An excellent example of its type and perfect for the buyers requiring a home ready to just move into, the gas centrally heated & double glazed accommodation further comprises:



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



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Entrance Hall: Hardwood stained glass leaded opaque door, radiator, Karndean flooring and double glazed leaded window to front. **Guest WC:** Fitted with a white suite comprising low level WC, pedestal wash hand basin, laminate flooring and extractor fan.

Living Room: 17'7" (5.37m) x 11ft (3.35m)

Built in Valour glass fronted gas fire, white vertical radiator, wall light points, coved ceiling and double glazed patio doors to rear with open archway to: **Study / Sitting Area: 10'11" (3.33m) x 7'3" (2.20m)**

Radiator, coved ceiling and double glazed leaded bow window to front.

Open Plan Dining Kitchen: 17'4" (5.29m) x 14ft (4.26m)

Fitted with a bespoke contemporary suite comprising base cupboards, drawers & suspended wall cupboards with background lighting under, quartz worktops with white ceramic 1½ drainer sink unit & mixer tap, built in appliances include dishwasher, 4-ring induction hob with extractor hood over, Siemens double electric oven with combination grill oven above, radiator, recessed ceiling spotlights, Karndean flooring and double glazed leaded window to front. Open entry to: **Dining Room:**

White vertical radiator, staircase to first floor with storage cupboard below, recessed ceiling spotlights, Karndean flooring and internal double glazed French doors to conservatory.

Conservatory: 14'7" (4.44m) x 6'11" (2.11m)

Electric heater, wall light points, tiled flooring and double doors to rear garden.

Utility: 7ft (2.13m) x 8'6" (2.59m)

Fitted with a range of base cupboards & drawers with laminate worktops, stainless steel single drainer sink unit with chrome mixer tap, radiator, plumbing for washing machine, wall mounted Glow-worm central heating boiler, tiled flooring, double glazed window to rear and internal access to:

Garage: 18'1" (5.51m) x 8'2" (2.50m)

'Up & Over' garage door, power and lighting.

First Floor Landing: Built in airing cupboard and loft hatch with pull down ladder.

Bedroom One: 10'10" (3.30m) x 10'9" (3.27m)

Built in floor to ceiling mirrored double wardrobe, radiator, coved ceiling and double glazed window to rear. **Ensuite Shower Room: 8'5" (2.57m) x 4'10" (1.47m)**

Fitted with a smart tailored suite comprising walk in shower with chrome handheld shower & marble style uPVC panelled walls, vanity unit with storage units & recess WC, radiator, extractor fan, tiled effect vinyl flooring and double glazed opaque window to rear.

Bedroom Two: 13'5" (4.08m) x 9'8" (2.95m)

Built in double wardrobe, radiator, study area with shelving and two double glazed leaded windows to front.

Bedroom Three: 15'10" (4.82m) x 8'2" (2.48m)

Built in double wardrobe, radiator and double glazed leaded window to front.

Bedroom Four: 11'1" (3.37m) x 7'3" (2.22m)

Built in double wardrobe, radiator and double glazed window to rear.

Bathroom: 7'7" (2.32m) x 7'2" (2.18m)

Fitted with a white suite comprising panelled bath with shower unit & screen, pedestal wash hand basin, low level WC, chrome heated towel rail, radiator, part tiled walls, extractor fan, built in storage cupboard, cushioned vinyl flooring and double glazed leaded opaque window to front.

Rear Garden: Neatly landscaped to create a colourful and pleasant setting with a large paved patio with sand stone style slabs, centre shaped lawn, flowering borders & islands with a variety of shrubs & trees, surrounding fencing, exterior lighting 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.















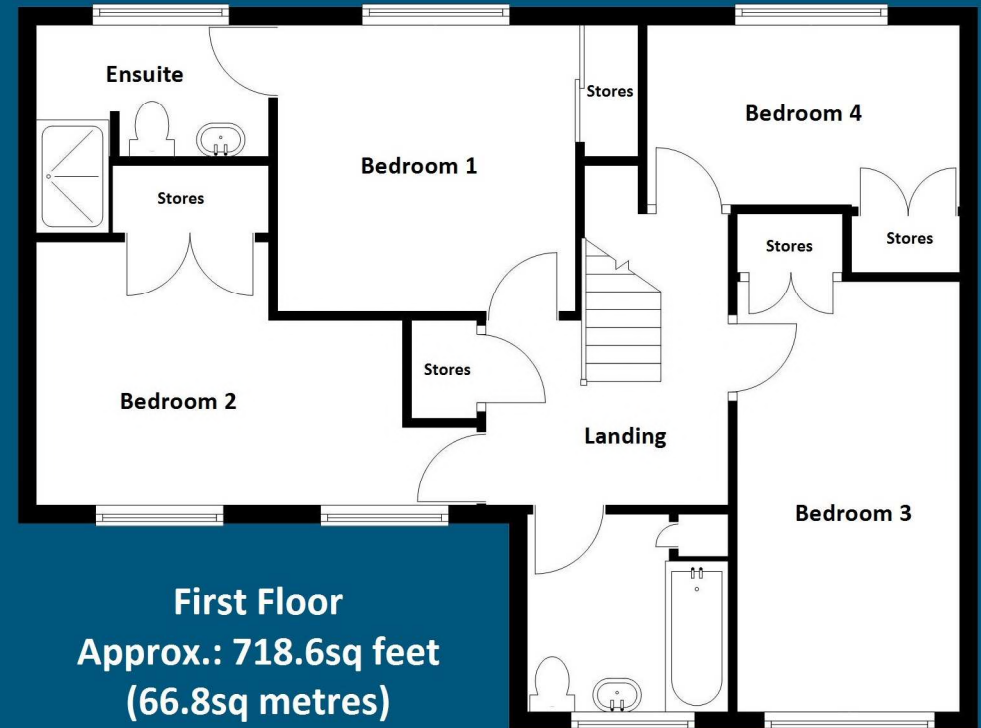
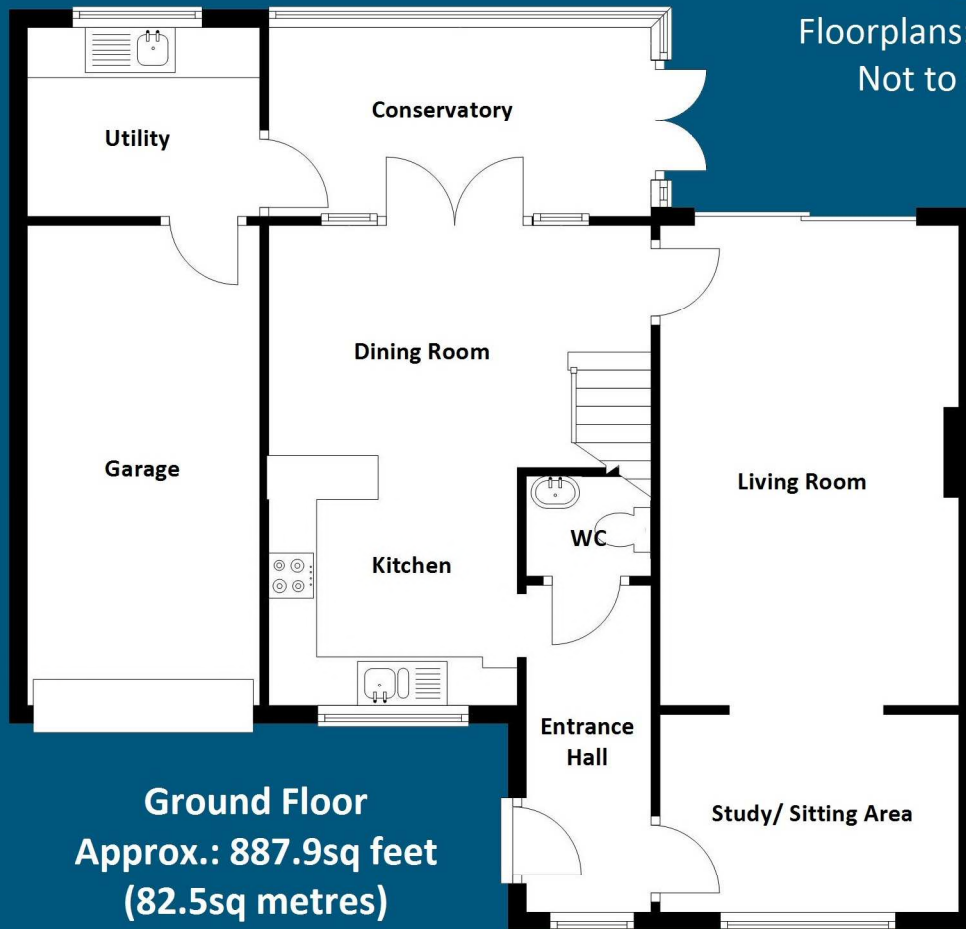




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Total Floor Area: 1606.5sq feet (149.2sq metres)

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.

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