



15, Stokesay Avenue
Perton, Wolverhampton, WV6 7RS
Offers in the region of £425,000

AN IMPECCABLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME

This impressive property is conveniently situated in a quiet cul-de-sac location off Richmond Drive, within walking distance to fields, nature walks and the excellent local amenities that Perton centre has to offer.

The accommodation, which has been extended over recent years providing a perfect space for modern family living, briefly comprises a spacious lounge, modern and well equipped open plan fitted kitchen/dining area, guest wc, four bedrooms, family bathroom, shower room and a private garden to the rear. Benefitting from double glazing and central throughout, a driveway providing ample off road parking and an integral garage.

This property is tastefully decorated throughout and has been extremely well maintained by its owners. It is 'move in ready'.

15 Stokesay Avenue, Perton, Wolverhampton, WV6 7RS

FRONT



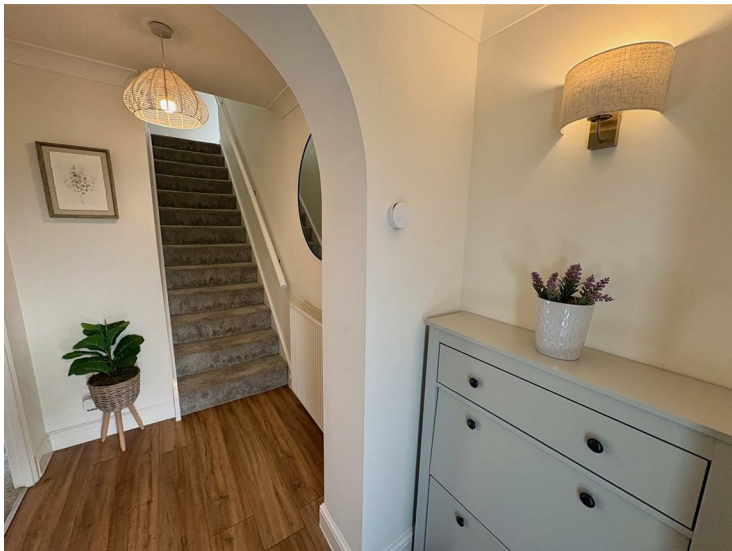
An attractive frontage having an area of lawn, tarmacadam driveway affording off road parking leading to the front door, garage and to the gated side access.

LOUNGE



An impressive space having carpeted flooring, two radiators, plain coving to the ceiling, bow window to the front and patio doors to the rear.

ENTRANCE



A cosy and welcoming entrance hall, having coving to the ceiling, radiator, laminate flooring, stairs to the first floor and door leading into the lounge.

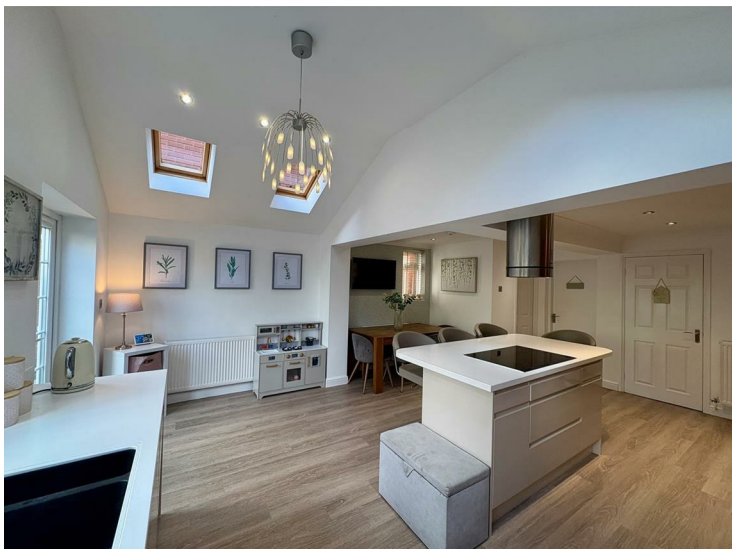


GUEST WC



Having Karndean flooring, wc, radiator, obscure window to the side and wall hung hand washbasin.

KITCHEN/DINER



A stunning open plan kitchen/diner having dual aspect windows to the side and rear, three radiators, 1.5 franke sink, Karndean flooring, high gloss wall, base and drawer units, Corian worktops and island with breakfast bar, pull out drawers, larder and an integrated induction 5 ring hob with Baumatic cooker hood over.

With additional integrated appliances including fridge, freezer, dishwasher, washing machine, double oven and a microwave. Benefitting from four roof windows and patio doors to the rear which flood this impressive space with natural light.

With doors leading into the wc and the garage.

LANDING

Having carpeted flooring, doors to the four bedrooms, shower room, bathroom and airing cupboard. With loft hatch providing access to the space above.

SHOWER ROOM



Having lino flooring, chrome heated towel rail, plain coving to the ceiling, fully tiled walls, wc, pedestal hand washbasin, corner shower and obscure window to the side.

FAMILY BATHROOM



A spacious family bathroom having lino flooring, chrome heated towel rail, wc, pedestal hand washbasin and an oval bath.



BEDROOM TWO



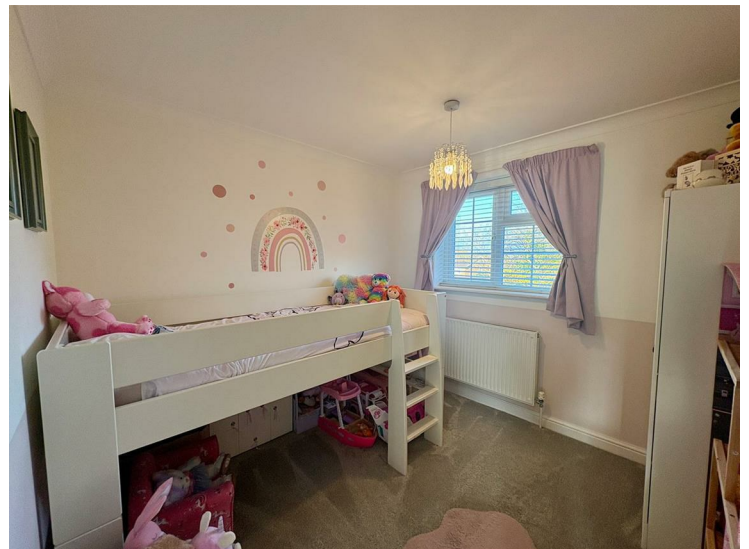
A second double bedroom, having carpeted flooring, radiator, plain coving to the ceiling and window to the front.

BEDROOM ONE



Having carpeted flooring, plain coving to the ceiling, radiator and windows to the front.

BEDROOM THREE



Having carpeted flooring, radiator, plain coving to the ceiling and window to the rear.

BEDROOM FOUR



Having carpeted flooring, radiator, plain coving to the ceiling and window to the rear.

GARAGE

Having electric roller shutter door, wall and base units.

REAR



A pleasant and private rear garden, laid to lawn, having a patio area, garden store and power sockets.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Worthington Estates. We reserve the right to amend these particulars without notice.

COUNCIL TAX BAND - D

South Staffs CC- Please note if a property has been improved or extended since it was placed in a Council Tax band, the Valuation Office Agency can't review the banding to take account of the alterations until it's sold. Once a sale takes place the banding will be reviewed. As each Council Tax band covers a range of values, the band isn't always increased following improvements and a sale.

FIXTURES AND FITTINGS

Items of fixtures and fittings not mentioned in these sales particulars are either excluded from the sale or may be available by separate negotiation. Please make enquiries with either the vendor or agents in this regard.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale.

FREE MARKET APPRAISAL

If you are thinking of selling your property, Worthington Estates would be delighted to carry out a free market appraisal of your property without obligation. Please contact us or feel free to pop in and see us.

POSSESSION

Vacant possession will be given on completion.

SERVICES

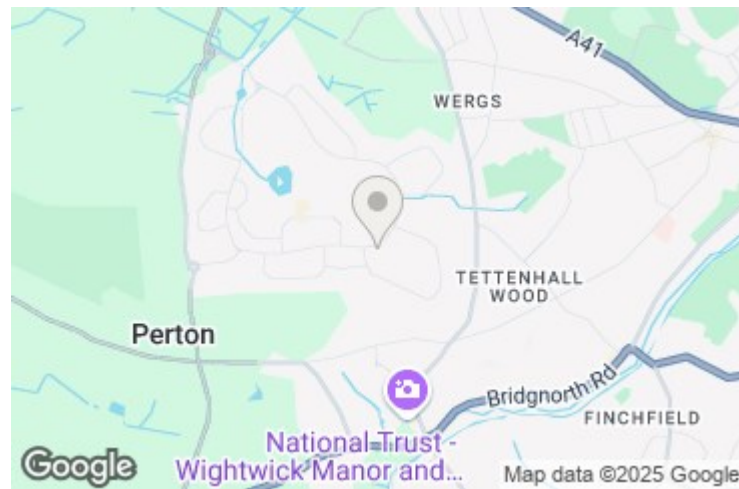
We are informed by the vendor that all mains services are connected.

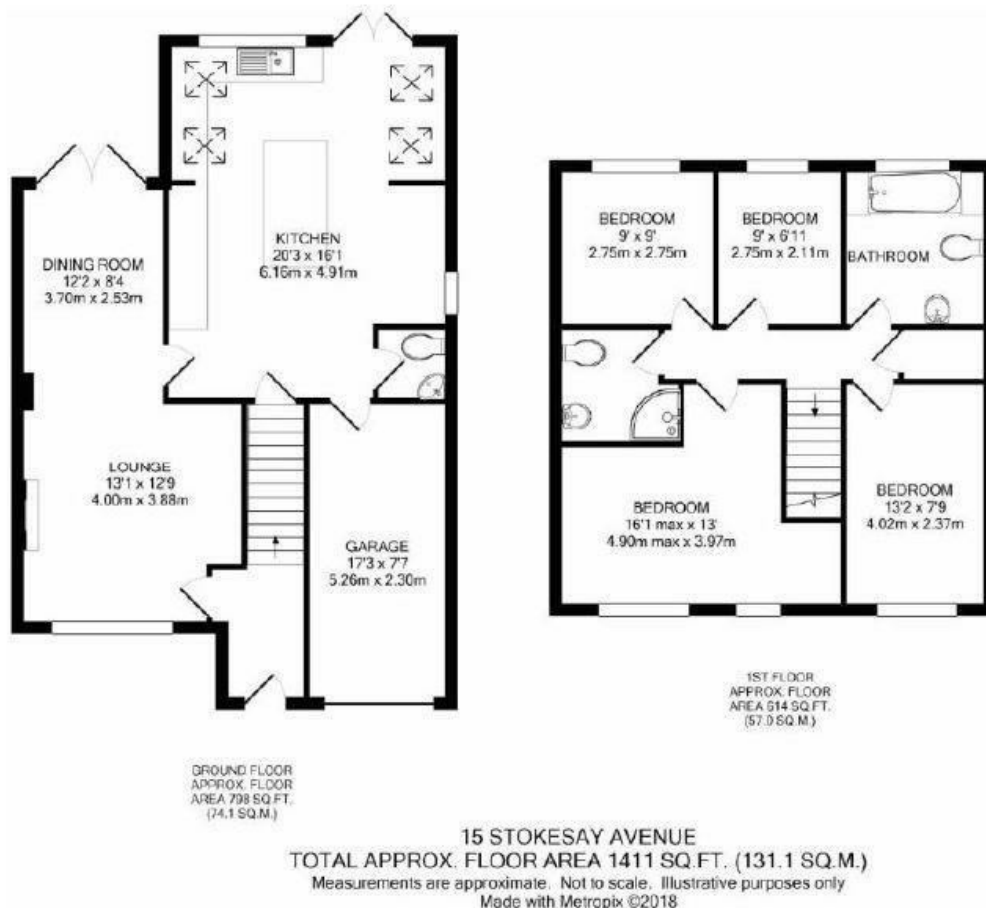
TENURE




We believe this property to be FREEHOLD. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property.

VIEWING

By arrangement through Worthington Estates Codsall office (01902) 847 358.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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