



**Georgia, 17 Wykeham Grove  
Wolverhampton, WV6 7TP**

**Offers in the region of £455,000**

Introducing Georgia, an impressive detached family home built in 1979 and was the original show home for the Perton development. Offered for sale with no upward chain.

Boasting 3 reception rooms, this spacious property also consists of a sizeable kitchen, utility, conservatory, four bedrooms with an en-suite off bedroom one, family bathroom, guest WC and an office space. The property benefits from double glazing throughout, a driveway for off road parking and stunning views to the rear.

Modernisation is required throughout but this property has the potential to be an incredible family home.



# 17 Wykeham Grove, Wolverhampton, WV6 7TP

## LOCATION

The property is situated off Hawksmoor Drive, in a highly sought after location on the Perton development. within walking distance to the lake, nature walks, bus services and the excellent local amenities that Perton centre has to offer including shops, medical centres, petrol station, library, restaurants and schools.

## FRONT



Having a tarmac driveway, an area of lawn, gated side access to the rear of the property and a canopy porch.

## ENTRANCE HALL

Having radiator, doors into the kitchen, living room, WC and the cloakroom.

## GUEST WC

6'8" x 6'3" (2.05 x 1.93)



Having lino flooring, obscure window to the front, radiator, WC and wall hung hand washbasin.

## LIVING ROOM

18'4" x 12'7" (5.59 x 3.86)



Having carpeted flooring, plain coving to the ceiling, two radiators, window to the front and a marble fireplace. With glass doors leading into the dining room.





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### DINING ROOM

12'7" x 9'11" (3.86 x 3.04)



Having carpeted flooring, plain coving to the ceiling, sliding doors opening onto the rear patio and door leading into the kitchen.



### KITCHEN

12'10" x 12'5" (3.92 x 3.81)



Having lino flooring, radiator, under stairs storage, wall, drawer and base units, 1.5 sink, laminate worktops and window to the rear. Benefitting from integrated appliances including electric hob with extractor over, gas oven and grill. With archway into the utility.



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### UTILITY

8'11" x 6'8" (2.74 x 2.05)



Having lino flooring, wall and base units, laminate worktop, circular sink and space and plumbing for washing machine and dishwasher. With door into the reception room.

### RECEPTION ROOM

18'4" x 16'11" (5.60 x 5.16)



Originally the showroom for the show home, this is a really versatile space. Having a brick fireplace, sliding doors opening onto the front driveway and door into the office space. Could easily be converted into a garage if required.

### OFFICE

9'2" x 8'5" (2.81 x 2.59)



Having a radiator, dual aspect windows and sliding doors opening onto the front driveway.

### LANDING

Having doors to the four bedrooms, family bathroom and airing cupboard. With loft hatch providing access to the space above.

### BEDROOM ONE

15'11" x 12'7" (4.87 x 3.86)



Having radiator, built in wardrobes with sliding doors, window to the front and door leading into the en-suite.



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### BEDROOM TWO

13'6" x 9'10" (4.13 x 3.02)



### EN-SUITE



Having radiator, built in wardrobe with sliding doors and window to the front.



Having radiator, WC, recess shower enclosure, obscure window to the front and dual hand washbasins set within vanity unit.





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### BEDROOM THREE

9'10" x 7'8" (3.01 x 2.35)



Having radiator, built in wardrobe and window to the rear.

### BEDROOM FOUR

9'10" x 7'2" (3.01 x 2.20)



Having window to the rear.

### FAMILY BATHROOM



Having a panel bath with mixer tap and shower head, radiator, pedestal hand washbasin, WC, fully tiled walls and obscure window to the rear.

### CONSERVATORY



Having tile flooring, ceiling fan with light, dual aspect floor to ceiling windows and French doors opening onto the patio area.





## REAR



An enclosed south facing rear garden. Having a lawn with borders, patio area, water source and views over the field beyond.



## COUNCIL TAX BAND E

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.

## VIEWING

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

## 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.

## SERVICES

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

## POSSESSION

Vacant possession will be given on completion.

## FLOOR PLANS

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

## 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.

## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION

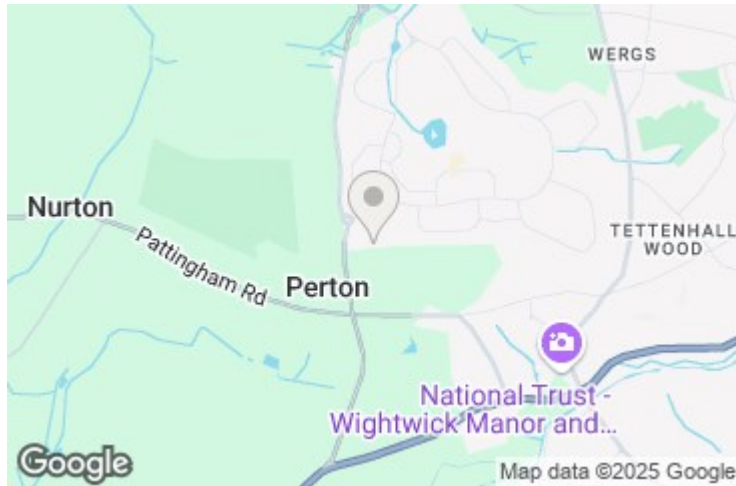
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services,

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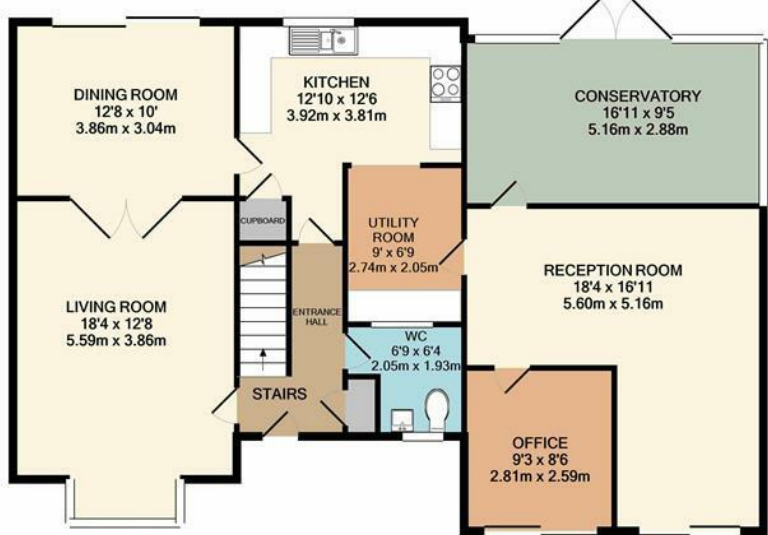
appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Worthington Estates. We reserve the right to amend these particulars without notice.

### FREE MARKET APPRAISAL

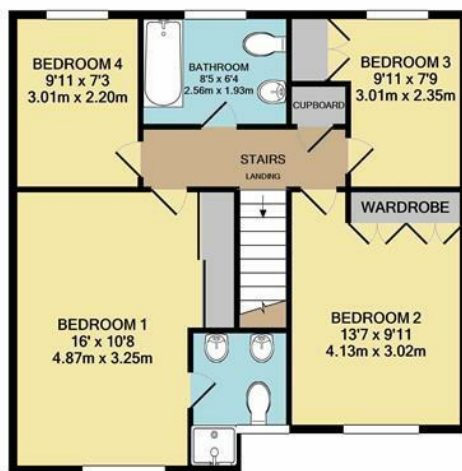
If you are thinking of selling your property, Worthington Estates would be delighted to carry out a free market appraisal of your property without obligation. Please contact us or feel free to pop in and see us.







GROUND FLOOR  
APPROX. FLOOR  
AREA 1115 SQ.FT.  
(103.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 629 SQ.FT.  
(58.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1744 SQ.FT. (162.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	