



28, Hawksmoor Drive
Perton, Wolverhampton, WV6 7TE
Offers in the region of £460,000

28 Hawksmoor Drive presents a fantastic opportunity to purchase a deceptively spacious 5 bedroom detached family home in a sought after location in Perton, offered to market with no upward chain.

This well maintained property, in brief, comprises : driveway for off road parking, entrance porch, guest wc, spacious living room, dining room, utility and fitted kitchen with separate dining area.

To the first floor is a family bathroom, three double bedrooms, two with en-suites, along with two further bedrooms.

The property boasts a 27ft garage along with a sizeable conservatory and has double glazing and gas central heating throughout.

28 Hawksmoor Drive, Perton, Wolverhampton, WV6 7TE

LOCATION

The property is conveniently situated off Edge Hill Drive, in a highly regarded location within walking distance of 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 an area of lawn and a block brick driveway affording off road parking and leading to the garage and the porch. With a gate to the side providing access to the rear of the property.

ENTRANCE HALL



Having carpeted flooring, radiator and doors into the kitchen/diner, living room and guest wc.

GUEST WC



Having carpeted flooring, obscure window to the front, radiator, wc and hand washbasin.

LIVING ROOM

16'3" x 11'8" (4.97 x 3.58)



Having carpeted flooring, plain coving to the ceiling, radiator, gas fireplace with brick surround, window to the front and archway leading into the dining room.



28 Hawksmoor Drive, Perton, Wolverhampton, WV6 7TE

DINING ROOM

9'7" x 11'8" (2.93 x 3.58)



Having carpeted flooring, plain coving to the ceiling and radiator. With sliding door leading into the conservatory and door into the kitchen/diner.



KITCHEN/DINER

19'0" x 10'0" (5.80 x 3.07)



Having carpeted flooring in the dining area, tile flooring in the kitchen area, radiator, wall, base and drawer units, 1.5 stainless steel sink and window to the rear. The kitchen benefits from integrated appliances including gas hob, electric oven, grill, fridge, freezer and dishwasher.

With door leading into the garage.



28 Hawksmoor Drive, Perton, Wolverhampton, WV6 7TE

UTILITY

6'0" x 7'8" (1.85 x 2.34)



Having tile flooring, window to the rear, base and wall units and a stainless steel circular sink. With space and plumbing for washing machine and tumble dryer. With door leading into the garage.

LANDING

Having carpeted flooring, loft hatch and doors to the airing cupboard, family bathroom and the five bedrooms.

BEDROOM ONE

12'3" x 15'6" (3.74 x 4.74)



A bright and spacious bedroom having carpeted flooring, radiator, plain coving to the ceiling and two windows to the front. With door to the en-suite.



EN-SUITE



Having laminate flooring, radiator, large storage cupboard, obscure window to the side, corner shower enclosure, pedestal hand wash basin and wc with vanity unit over.



28 Hawksmoor Drive, Perton, Wolverhampton, WV6 7TE

BEDROOM TWO

12'5" x 12'0" (3.79 x 3.66)



Having carpeted flooring, radiator, two windows to the front and built in wardrobes with glass sliding doors.

With step into the alcove having carpeted flooring, recessed shower enclosure and hand washbasin with vanity unit over.



BEDROOM THREE

14'1" x 8'0" (4.30 x 2.45)



Having laminate flooring, radiator, loft hatch and window to the rear.



28 Hawksmoor Drive, Perton, Wolverhampton, WV6 7TE

BEDROOM FOUR

10'2" x 7'8" (3.12 x 2.34)



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

BEDROOM FIVE

7'4" x 7'3" (2.26 x 2.22)



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

FAMILY BATHROOM



Having laminate flooring, radiator, fully tiled walls and a white bathroom suite consisting of panel bath with shower over, wc and pedestal hand washbasin. With obscure window to the rear.

CONSERVATORY

11'7" x 21'3" (3.54 x 6.49)



This spacious conservatory has tile flooring, door opening onto the rear garden and door leading into the utility.

REAR



A privately screened South Westerly facing rear garden, laid to lawn. With wooden garden stores.



GARAGE

27'5" x 8'2" (8.37 x 2.49)

Having an up and over door and power supply.

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.

BROADBAND

Ofcom checker shows Standard / Superfast / Ultrafast are available.

MOBILE

Ofcom checker shows that there is some limited coverage indoors with all four main providers having coverage outdoors.

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, 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.

28 Hawksmoor Drive, Perton, Wolverhampton, WV6 7TE





Total area: approx. 171.4 sq. metres (1844.4 sq. feet)
28 Hawksmoor Drive

