



48 Wren Avenue, Perton

**THOMAS HARVEY**  
ESTATE AGENTS

*A Deceptive & Extended Four Bedroom Detached Family House, Occupying A Prominent Position In One Of Pertons's Most Favoured Addresses, With Planning Permission For Further Extended Living Space!*

**48 Wren Avenue, Perton, Wolverhampton, WV6 7TS**

**Asking Price: £385,000**

**Tenure: Freehold**

**Council Tax: Band D – South Staffordshire**

**EPC Rating: C (69) No: 9821-3062-3205-1896-3200**

**Total Floor Area: 1311.3sq feet (121.8sq metres) Approx.**

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

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

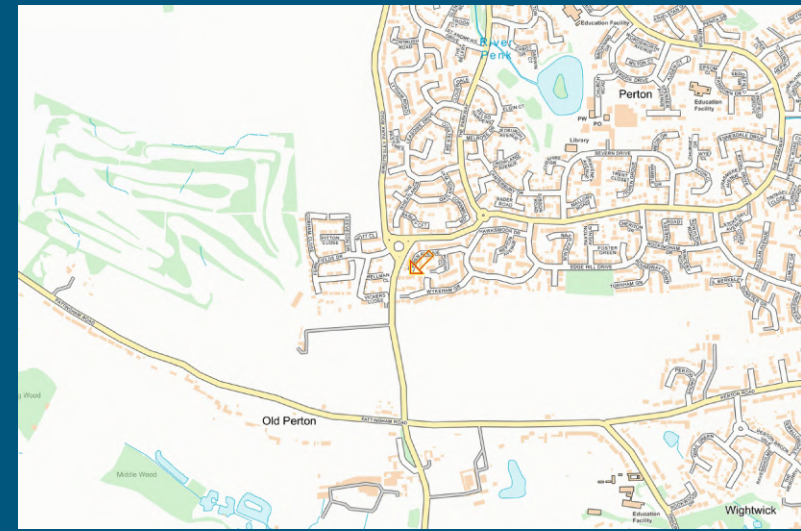
**Mobile: Ofcom checker shows four main providers have good coverage indoor and outdoor.**

Occupying a choice & private position in one of the areas most favoured addresses, located just off Hawksmoor Drive in a private corner position, this modern & distinctive detached property has been partly restyled to create an excellent family home with tremendous potential for buyers requiring a home to reconfigure to own requirements.

Although very well maintained and having been extended in previous years, No 48 has the benefit of Approved Planning Permission for a garage conversion and single storey extension to rear creating a playroom and a full width open plan dining kitchen with snug. South Staffordshire Council. Application Number: 23/00712/FULHH.

Constructed to a well-planned design, internal inspection is highly recommended to appreciate this excellent opportunity to acquire such a superb example of its type. Measuring at approx. 1,311sq feet, the accommodation includes porch to entrance hall with stairs to first floor, 17ft living room with open archway to dining room and double glazed conservatory at rear. The area offers an excellent open space for entertaining guest & large families. The kitchen is fitted with a traditional suite and adjacent is a large utility/ lobby with guest WC and internal access to the garage. On the first floor, there are four bedrooms with two having built in wardrobes/ cupboards and a well appointed family bathroom. Off the master bedroom is a useful dressing room which could quite easily be converted to ensuite shower room (Subject to Planning Permission etc). At the front of the house is the block paved driveway providing ample off road parking and leads to the garage at side. A further feature of No 48 is certainly the south facing rear garden which has been landscaped to create an excellent useable outdoor space, perfect for hosting summer parties, all whilst maintaining the upmost privacy. There is also the advantage of a detached brick outbuilding, perfect for storage and recently constructed fully insulated garden cabin which of course could be used for a multitude of purposes i.e. home gym, entertaining space, home office etc.

Although situated on the outskirts of Perton, Wren Avenue 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. A fitting example for buyers requiring a delightful family home, ready to just move into, the accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**Porch:** PVC double glazed sliding door, recessed ceiling spot lights and terracotta style tiled flooring. **Entrance Hall:** Internal hardwood opaque glazed door, radiator, part panelled walls, recessed ceiling spot lights and stairs to first floor.

**Living Room: 16'8" (5.07m) x 11'5" (3.48m)**

Brick fire place with tiled hearth, Anthracite period style radiator, wall light points, coved ceiling and double glazed bay window to front. An open archway leads to the: **Dining Room: 11'1" (3.38m) x 8'4" (2.53m)** Radiator, wall light points, coved ceiling and internal double glazed sliding doors to conservatory.

**Double Glazed Conservatory: 9'7" (2.91m) x 9'1" (2.78m)**

Ceiling light, fitted blinds, tiled flooring and double doors to rear garden.

**Kitchen: 10'10" (3.30m) x 7'8" (2.33m)**

Fitted with a matching suite of traditional style units comprising a range of base cupboards, drawers & suspended wall cupboards, laminate worktops with white ceramic 1.5 drainer sink unit & chrome mixer tap, built in appliances include electric double oven with combination grill/ oven over &, 4-ring electric hob with extractor hood over, radiator, tiled walls & flooring, recessed ceiling spot lights, coved ceiling, double glazed window to rear and built in pantry with shelving.

**Utility & Rear Lobby: 11'1" (3.38m) x 8ft (2.45m)**

Worktop, plumbing for washing machine, radiator, loft hatch, tiled flooring and double glazed double doors to rear garden. **Guest WC:** Fitted with a white suite including low level WC & sink unit, radiator, part tiled walls, recessed ceiling spot lights, tiled flooring and double glazed opaque window to side.

**Garage: 16'10" (5.14m) x 8'2" (2.50m)**

'Up & Over' garage door, power, lighting and wall mounted gas fired Worcester central heating boiler.

**First Floor Landing:** Part panelled walls.

**Bedroom One: 10'1" (3.07m) x 9'10" (3.00m)**

Twin built in large wardrobes with railings & shelving, anthracite period style radiator, feature panelled wall and double glazed window to front. **Dressing Room: (Provision for Ensuite)** Double glazed window to front.

**Bedroom Two: 13'6" (4.11m) x 8ft (2.45m)**

Fitted with full width wardrobes, anthracite period style radiator and double glazed window to front.

**Bedroom Three: 9'1" (2.77m) x 6'9" (2.05m)**

Anthracite period style radiator and double glazed window to rear.

**Bedroom Four: 9'3" (2.82m) x 5'10" (1.77m)**

Anthracite period style radiator and double glazed window to rear.

**Bathroom: 9'3" (2.83m) x 5'7" (1.70m)**

Fitted with a well-appointed white suite comprising panelled bath, corner shower with electric wall mounted shower unit, pedestal wash hand basin, low level WC, chrome heated towel rail, tiled walls, recessed ceiling spot lights, loft hatch, tiled effect vinyl flooring and double glazed opaque window to side.

**South Facing Rear Garden:** Full width paved patio with dwarf wall overlooking the lawn, large brick outbuilding/ garden stores, surrounding fencing, gated side access and

**Detached Insulated Garden Cabin:** Currently used as a home office & hobbies room with electric wall heater, recessed ceiling spot lights, laminate flooring and double glazed double doors.

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.















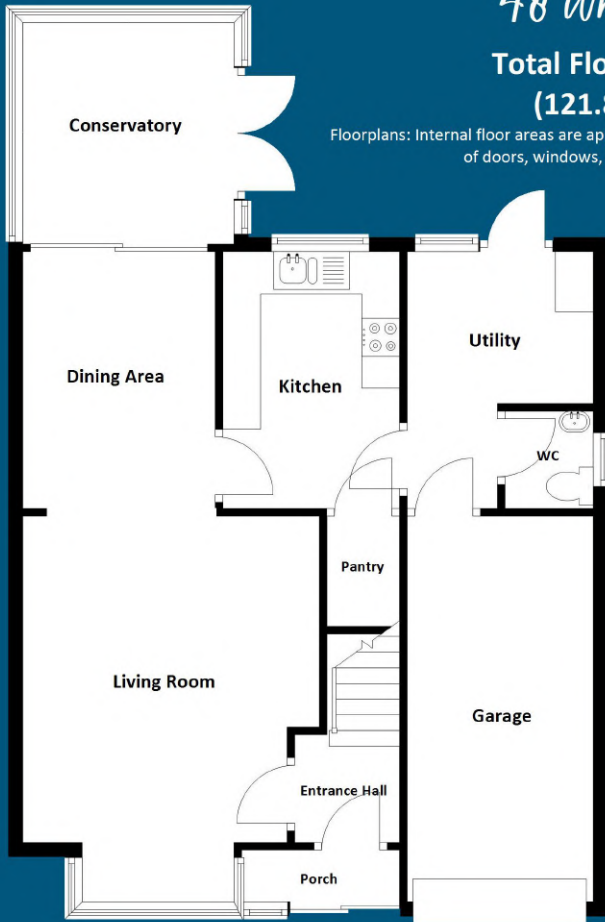




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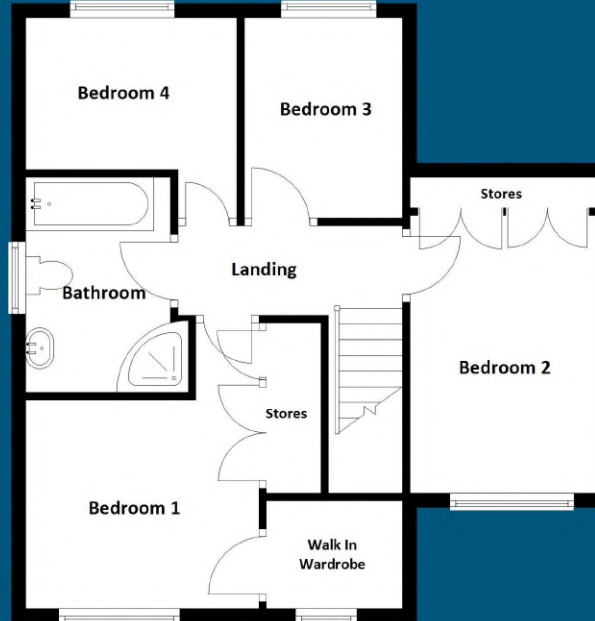
Total Floor Area: 1,311.3sq feet  
(121.8sq metres) Approx.

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate



## Ground Floor

Approx.: 777.3sq feet  
(72.2sq metres)



## First Floor

Approx.: 534.0sq feet  
(49.6sq metres)



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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