

Bartlams.

20 Hawksmoor Drive, Perton - WV6 7TE

Offers in Region of £389,950







20 Hawksmoor Drive

Perton, Wolverhampton

A beautifully presented detached family home, situated in the sought-after Hawksmoor Drive area of Perton. Offering well-proportioned accommodation throughout, the property briefly comprises an entrance porch leading into a welcoming hallway, with stairs to the first floor and access to the main living accommodation.

The living room features a bay window, attractive feature fireplace with gas fire and an opening through to a modern kitchen/diner. The kitchen is fitted with a range of high-gloss units, ample worktop space, integrated double ovens and a contemporary multi-function tap. There is plenty of room for dining, with double doors opening into a conservatory, which benefits from radiators for year-round use. Adjacent to the kitchen is a useful utility area with additional worktop space, plumbing for a washing machine and sink with drainer. A downstairs WC, access to the rear garden and internal access to the garage complete the ground floor.









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To the first floor are three good-sized bedrooms, including a generous main bedroom to the front with ample wardrobe space, a second particularly spacious bedroom featuring twin windows which allow plenty of natural light, and a further double bedroom. Bedroom two was originally arranged as two separate bedrooms but has since been opened up to create one larger room. The dividing wall could potentially be reinstated with relative ease, offering flexibility for those requiring four bedrooms. The accommodation is completed by a family shower room.

Externally, the property benefits from off-road parking to the front, together with a block-paved driveway and lawned garden. To the rear is a low-maintenance garden with gravelled and patio seating areas, complemented by mature, established borders which provide a good degree of privacy.

Hawksmoor Drive occupies a popular position within the renowned Perton development, which offers an excellent range of local amenities and facilities. Perton is conveniently accessed via the A454 and A41, with regular bus services and a comprehensive range of local amenities including a supermarket, independent shops, petrol station, village hall and doctors' surgery. There is schooling available up to middle school age, with further education provided in neighbouring areas.



















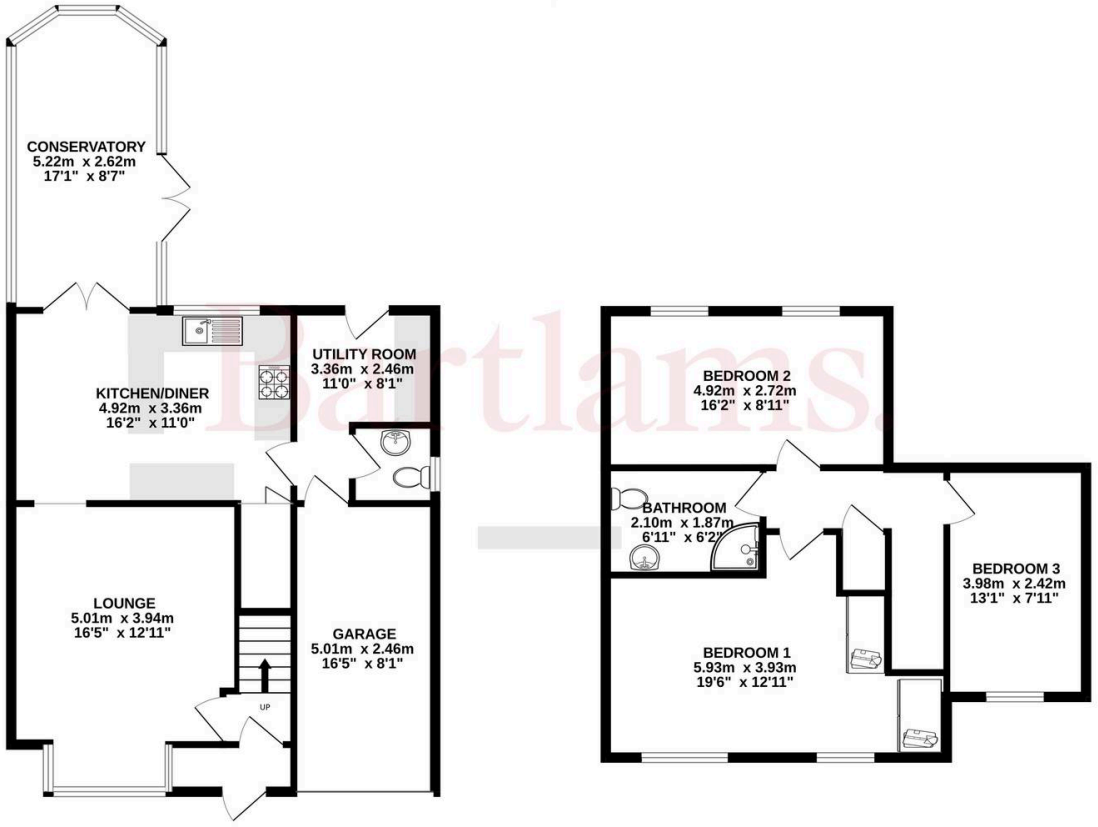






GROUND FLOOR
74.4 sq.m. (801 sq.ft.) approx.

1ST FLOOR
52.9 sq.m. (570 sq.ft.) approx.



TOTAL FLOOR AREA : 127.4 sq.m. (1371 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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