



11 Jeffcock Road, Penn Fields

THOMAS HARVEY
ESTATE AGENTS

A Deceptive Four Bedroom Two Bathroom End Terraced House, Extended & To Create An Extremely Spacious Family Home & Occupying A Generous Corner Plot In a Favoured Residential Area!

11 Jeffcock Road, Penn Fields, Wolverhampton, WV3 7AE

Asking Price: £300,000

Tenure: Freehold

Council Tax: Band A – Wolverhampton

EPC Rating: D (56) No: 7096-3060-9207-3606-8204

Total Floor Area: 2,099.3sq feet (195.0sq metres) Approx.

No Upward Chain

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

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

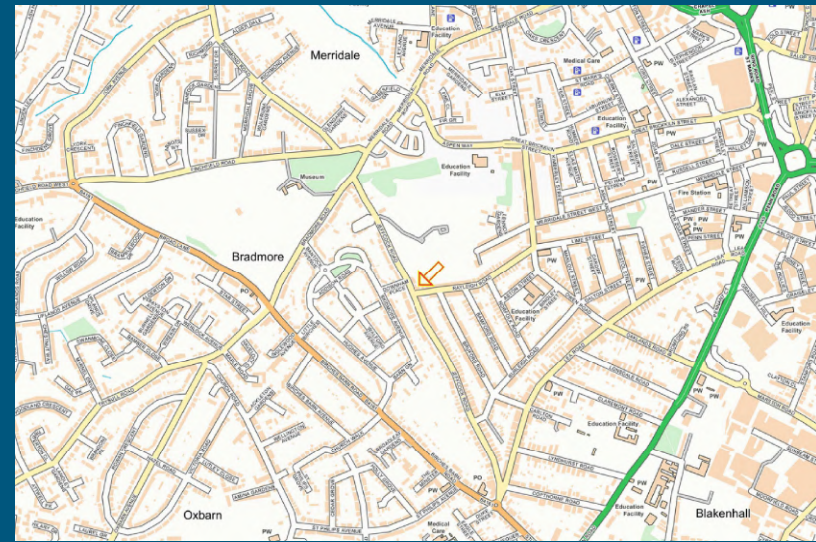
Mobile: Ofcom checker shows two of four main providers have variable coverage indoor and all four have good coverage outdoor.

Located in a highly sought after residential area of Wolverhampton on the border of Bradmore & Pennfields and nearby to the favoured attraction known as Bantock Park, this deceptive end terraced house retains the charm & appeal of a character property, yet offers tremendous potential for buyers requiring a property to restyle, extend & reconfigure to own requirements.

Viewing will reveal a well-planned layout, designed to utilise the maximum space with a generous total floor area of approx. 2,099.3sq feet, set over three floors. The adaptable interior offers outstanding living accommodation and is ideal as a family house! The accommodation includes porch to entrance hall, 25ft living room at front with family area & patio doors to garden, separate sitting/ dining room, which leads to the breakfast kitchen at rear which is fitted with an extensive traditional suite. The ground floor also features a rear lobby, leading to the shower room and internal access to the double garage. On the first floor, there are four bedrooms and bathroom. A concealed staircase leads to the top floor with a 17ft loft room which could be used for a multitude of purposes, home office, hobbies room, occasional guest room etc. As the property occupies a corner plot, the enclosed rear garden enjoys an east facing aspect whilst maintaining low maintained with surrounding walling. Double gates provide off road screened parking and leads to the garage.

Adjacent to the grounds of Merridale Cemetery, Jeffcock Road is within walking distance of the majority of amenities at including local shops, popular cafes & Public Houses, public transport links, Bantock Park and excellent schools in both sectors. The facilities at both Finchfield & Penn are also close by with the city centre a short distance away at less than approx. 1.5miles, therefore ideal for commuting to principal towns & cities.

Offered with No Upward Chain & with early interest highly recommended as not to lose out of this unique opportunity, the accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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Reception Porch: PVC double glazed opaque door and meter cupboard. **Entrance Hall:** Internal hardwood opaque glazed door and stairs to first floor.

Living Room With Family Area: 25'2" (7.69m max) x 13ft (3.95m max) / 11'1" (3.38m min)
Fireplace with gas fire, two radiators, wall light points, coved ceiling, double glazed picture window to front and patio doors to rear garden..

Sitting/ Dining Room: 19'2" (5.84m) x 9'11" (3.03m)
Radiator, laminate flooring and double glazed patio doors to rear garden with matching side window.

Breakfast kitchen: 17'6" (5.33m) x 10ft (3.04m)
Fitted with a traditional suite of wood style units comprising a range of base cupboards, drawers & suspended wall cupboards, laminate worktops with breakfast bar, stainless steel single drainer sink unit, electric oven, 5-ring gas hob with extractor hood over, plumbing for washing machine, two radiators, wall mounted gas fire central heating boiler, vinyl flooring and double glazed window to rear.

Rear Lobby: Radiator, double glazed PVC door to garden and internal access to garage.

Downstairs Shower Room: 8'11" (2.71m) x 4'7" (1.40m)
Shower with wall mounted electric shower, vanity unit, low level WC, tiled walls, vinyl flooring and extractor fan.

Double Garage: 23'8" (7.21m) x 14'11" (4.54m)
'Up & Over' garage door, power and lighting,

First Floor Galleried Landing: Built in storage recess and concealed staircase to second floor.

Bedroom One: 12ft (3.66m) x 11'1" (3.37m)
Radiator and double glazed window to rear.

Bedroom Two: 11ft (3.35m) x 10'4" (3.16m)
Radiator and double glazed window to front.

Bedroom Three: 13'4" (4.07m) x 6'8" (2.02m)
Built in floor to ceiling wardrobe, shelving unit & desk, radiator and double glazed window to side.

Bedroom Four: 7'8" (2.34m) x 6'3" (1.91m)
Radiator and double glazed window to front.

Bathroom: 10'1" (3.08m) x 4'11" (1.50m)
White suite with panelled bath, low level WC, pedestal wash hand basin, radiator, part tiled walls, vinyl flooring and double glazed opaque windows to rear.

Top Floor Loft Room/ Hobbies Room/ Home Office: 16'11" (5.15m) x 14'10" (4.51m)
Radiator, part panelled walls and double glazed window to side.

Rear Garden: Featuring an east facing aspect, the enclosed garden offers low maintenance with large concrete patio, rear lawend area, surrounding walling with double gates provide screened off road parking if required.

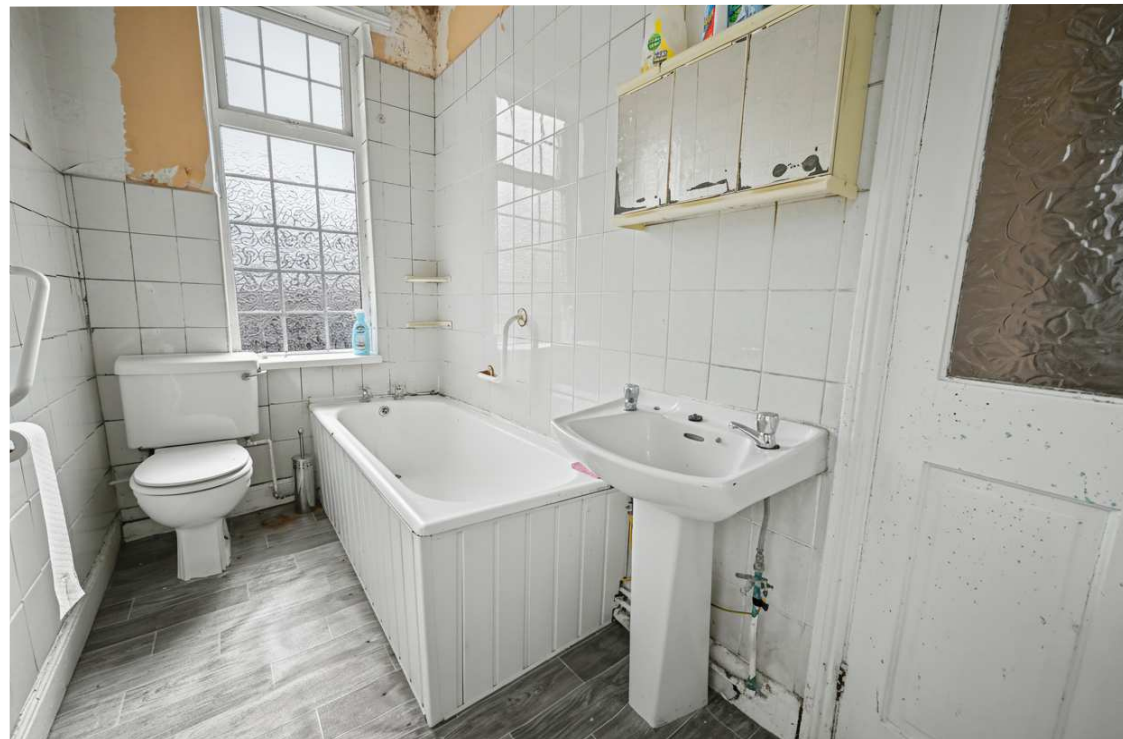
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.









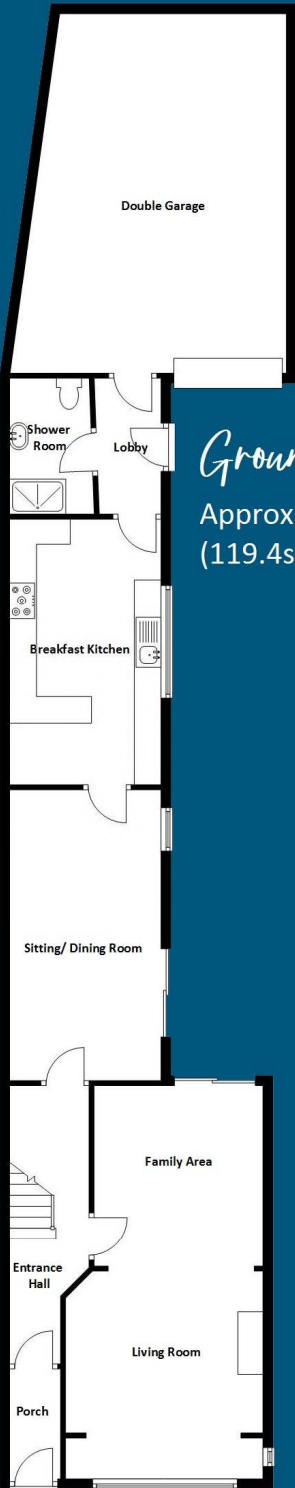




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**Total Floor Area: 2099.3sq feet
(195.0sq metres) Approx.**

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.: 1285.4sq feet
(119.4sq metres)

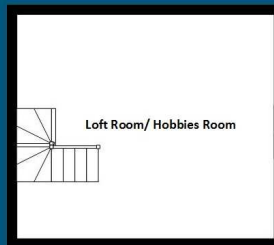


First Floor

Approx.: 563.9sq feet
(52.4sq metres)

Second Floor

Approx.: 250.0sq feet
(23.2sq metres)



PROPERTY MISDESCRIPTION ACT 1991

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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3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
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