



2 Broughton Court, Perton

THOMAS HARVEY
ESTATE AGENTS

A Well Presented & Extended Three Bedroom Two Bathroom Detached Family House, Occupying A Prominent Position In One Of Perton's Most Favoured Addresses!

2 Broughton Court, Perton, Wolverhampton, WV6 7RL

Asking Price: £370,000

Tenure: Freehold

Council Tax: Band D – South Staffordshire

EPC Rating: D (66) No: 3736-0627-3500-0977-9206

Total Floor Area: 1161.5sq feet (107.9sq metres) Approx.

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

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

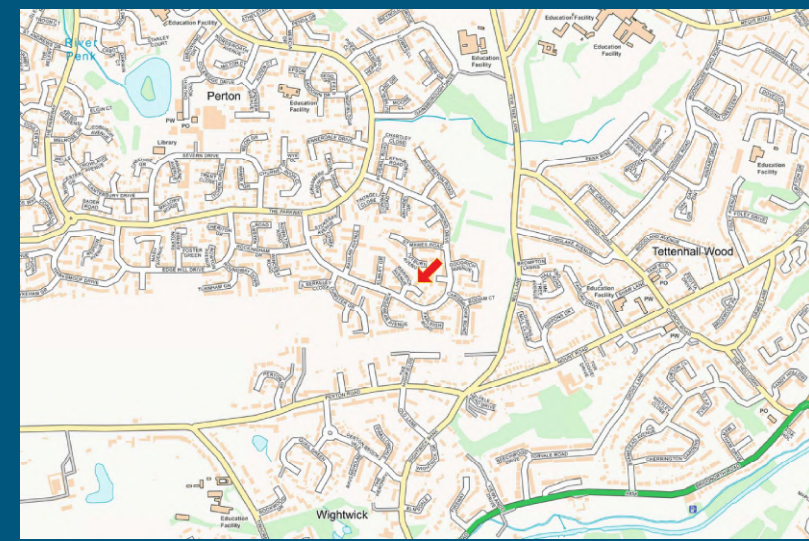
Mobile: Ofcom checker shows two of four main providers have likely coverage indoor and all four have good coverage outdoor.

Occupying a choice position in one of the areas most favoured streets, located just off Warwick Avenue, this modern & distinctive detached property has been extensively restyled by the present owners to produce a most charming interior, incorporating many luxury fittings throughout and therefore creating a first class family home!

With no expense spared, internal inspection is highly recommended to appreciate the thought and design gone into creating such a delightful home! A number of the splendid features include smart bathrooms on both floors, quality carpets & flooring, fresh & neutral décor throughout, a smart open plan dining kitchen and an adjacent sitting room overlooking the rear garden.

Constructed to a well-planned design, the accommodation at approx. 1161.5sq feet includes entrance hall, charming front living room, dining kitchen with a fitted suite of matching laminate units and double doors to the sitting room, all creating an excellent versatile space, perfect for entertaining guests & families. The ground floor also has a useful utility, downstairs shower room and internal access to the garage. On the first floor the landing leads to the three bedrooms and a smart family bathroom. At the front of the house is a driveway providing ample off road parking and of course leads to the double garage. A further feature of No 2 is certainly the north-west 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.

Although situated on the outskirts of Perton, Broughton Court 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 delightfully presented property, ready to just move into, the accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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A: 1 The Arcade, High Street, Tettenhall, Wolverhampton WV6 8QS

Entrance Hall: Composite double glazed front door, radiator and stairs to first floor.

Living Room: 15'3" (4.64m) x 12'8" (3.86m)

Marble style fireplace & hearth with decorative surround & electric coal effect fire, radiator, wall light points, period style coved ceiling and double glazed bow window to front.

Open Plan Dining Kitchen: 15'6" (4.73m) x 8'10" (2.70m)

Fitted with a matching suite of mahogany style laminate units comprising black composite 1½ drainer sink unit with chrome mixer tap, a range of base cupboards, drawers & suspended wall cupboards, 4- ring stainless steel gas hob with matching extractor hood over, built in Bosch electric oven with grill, freezer & dishwasher, recess for fridge & microwave, radiator, recessed ceiling spotlights, tiled flooring and double glazed window to rear. Internal double doors lead to:

Sitting Room: 12'2" (3.72m) x 8'6" (2.60m)

Radiator, period style coved ceiling and double glazed window to rear with matching sliding doors to garden. Internal access to garage.

Rear Lobby / Utility: 11'4" (3.45m) x 7'6" (2.29m)

Wall mounted gas fired Worcester central heating boiler, plumbing & recess for both washing machine & dryer with worktop, tiled flooring, double glazed window and door to rear garden.

Downstairs Shower Room: 7'3" (2.21m) x 4'1" (1.25m)

Fitted with a white suite comprising corner shower enclosure, low level WC, vanity unit, radiator, coved ceiling, tiled walls & flooring and double glazed opaque window to side.

Garage: 18'4" (5.59m) x 8'4" (2.54m)

'Up & Over' remote controlled garage door, power & lighting, storage into roof space, built in shelving and cupboards.

First Floor Landing: Built in storage cupboard, loft hatch and double glazed window to side.

Bathroom: 6'5" (1.95m) x 6'1" (1.85m)

Fitted with a modern white suite comprising panelled bath, vanity unit with recessed WC & storage, chrome heated towel rail, wall mounted mirror, tiled walls & flooring, recessed ceiling spotlights and double glazed opaque window to rear.

Bedroom One: 14'1" (4.28m) x 10'2" (3.11m)

Built in double twin wardrobes, radiator, coved ceiling and double glazed window to front.

Bedroom Two: 9'11" (3.03m) x 8'11" (2.72m)

Radiator, coved ceiling, laminate flooring and double glazed window to rear.

Bedroom Three: 9'6" (2.90m) x 5'11" (1.80m)

Built in storage units comprising cupboard & matching drawers, radiator, coved ceiling, laminate flooring and double glazed window to front.

Rear Garden: Enjoying a north-west facing aspect, the rear garden has been neatly landscaped to create a pleasant setting with a paved patio, shaped centre lawn, flowering borders with a variety of shrubs & trees, timber shed, surrounding fencing and gated side entry.

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.













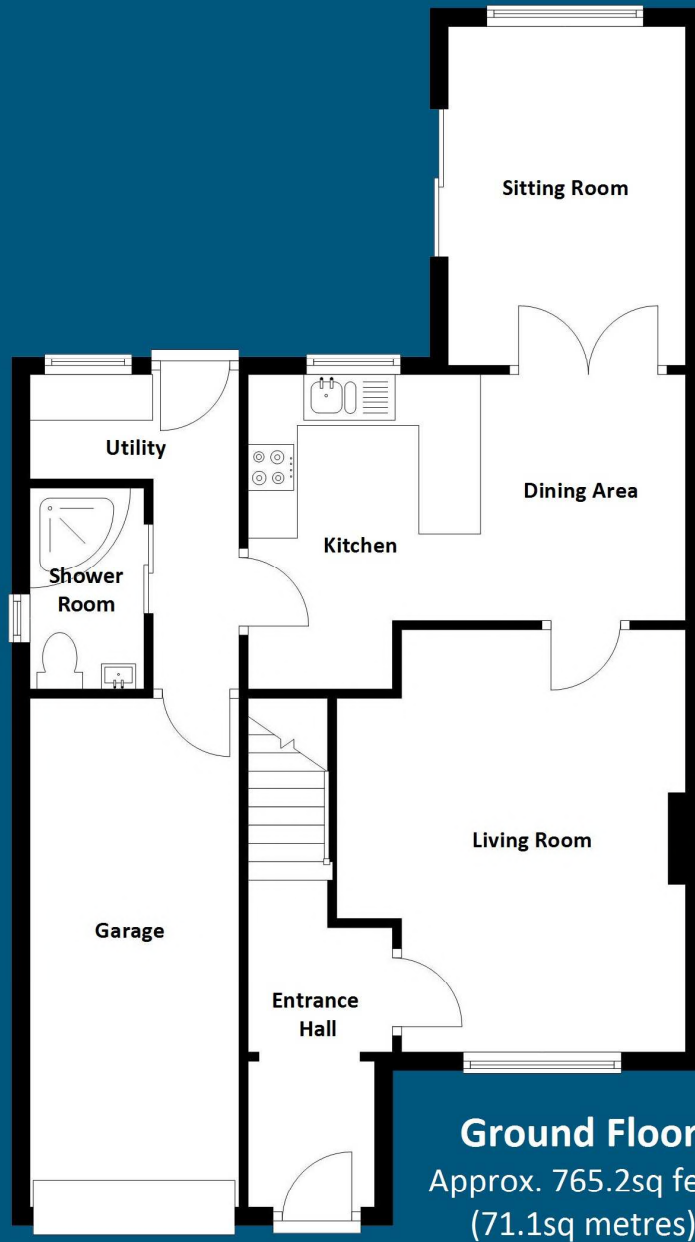


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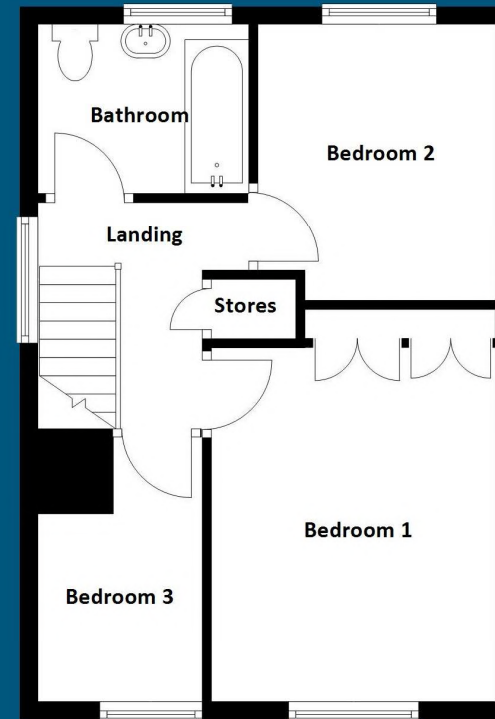
Approx.

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. 765.2sq feet
(71.1sq metres)



First Floor

Approx.: 396.3sq feet
(36.8sq 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.

MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.

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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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