



55 St Phillips Avenue, Penn Fields

THOMAS HARVEY
ESTATE AGENTS

A Charming & Most Deceptive Four Bedroom Two Bathroom Semi Detached House. Extended & Restyled To Provide A First Class Family Home In A Favoured Residential Area!

55 St Phillips Avenue, Penn Fields, Wolverhampton, WV3 7ED

Asking Price: £350,000

Tenure: Freehold

Council Tax: Band C – Wolverhampton

EPC Rating: D (59) No: 6900-4629-0422-5503-3763

Total Floor Area: 1,632.0sq feet (151.6sq metres) Approx.

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

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

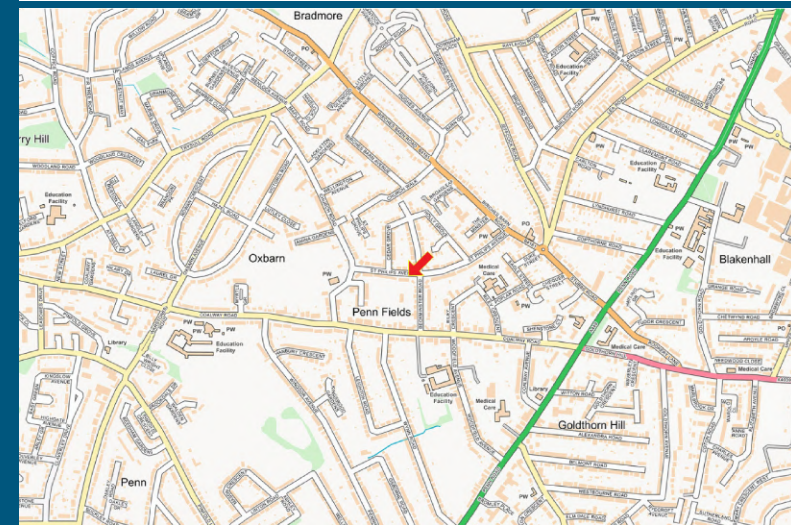
Mobile: Ofcom checker shows two of four main providers have variable coverage indoor and all four have good coverage outdoor.

Situated in one of the most favoured residential areas of Penn, St Phillips Avenue is located within the St Phillip's (Penn Fields) Conservation Area, a designated area of special architectural & historic interest in Wolverhampton. This charming semi-detached house retains the charm & appeal of a character property yet has been extensively restyled & extended over the years to create a high standard of living accommodation with a host of attractive features throughout. Undoubtedly a superb example of a family home!

Deceptive externally, viewing of the extended interior is essential to appreciate the surprisingly spacious living accommodation which is not only stylishly appointed throughout but has been designed to create an open plan living space on the ground floor with the practical arrangement of an additional & separate reception rooms. Perfect for entertaining large families & guests! Measuring at approx. 1,632sq feet the interior includes many splendid features including quality carpets & flooring, simplistic & fresh décor, modern bathrooms and a smart open plan dining kitchen. The accommodation includes entrance hall with staircase to the first floor, front dining room, separate living room with bifold doors to the conservatory at rear and through access into the dining kitchen. The ground floor also includes a garage at side with workshop area and a guest WC. On the first floor there are four bedrooms, all being of a good size and both the bathroom & ensuite shower room have been fitted with luxury suites. At the front of the house is a driveway providing off road parking and of course leads to the garage. The enclosed rear garden is not only neatly landscaped to provide a most pleasant outlook, there are open views over the grounds of Penn Fields Bowling & Social Club, all whilst enjoying a south facing aspect.

St Phillips Avenue benefits from being within walking distance of a range of facilities including local shops, bus routes, several chosen schools in both sectors and of course less than approx. 2 miles from the city centre. Both Pennfields Bowling & Social Club and Windsor Avenue Playing fields & playground are also within easy walking distance. Ideal for buyers requiring a quality family house ready to just move into, the gas centrally heated & double glazed accommodation further comprises:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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Entrance Hall: Hardwood front door with leaded double glazed opaque window, radiator and staircase to first floor with built in storage cupboard below.

Dining Room: 12'5" (3.78m) x 9'11" (3.01m)

Marble style fireplace & hearth with decorative wood surround & gas fire basket, radiator, wall light points and double glazed bay window to front.

Living Room: 12'6" (3.82m) x 11'11" (3.62m)

Marble style fireplace & hearth with decorative wood surround & gas coal fire, radiator, wall light points and internal double glazed bifold doors lead to:

Conservatory: 10'4" (3.14m) x 9ft (2.73m)

Radiator, recessed ceiling spot lights, internal double glazed picture windows to side and double glazed windows to rear with matching French doors leading to the garden.

Dining Kitchen: 13'5" (4.09m) x 7'7" (2.30m) x 8'10" (2.70m) x 8ft (2.43m)

Fitted with a matching suite of white gloss units comprising a range of base cupboards, drawers & suspended wall cupboards, granite worktops, sunken stainless steel 1.5 drainer sink unit with mixer tap, built in electric twin oven, 4-ring electric hob with stainless steel extractor hood over, dishwasher, fridge & freezer, plumbing for washing machine, built in pantry/ stores, radiator, recessed ceiling spot lights, wood effect vinyl flooring and double glazed window to rear.

Garage: 26'7" (8.09m max) x 11'7" (3.52m)

'Up & Over' garage door, power, lighting storage units, workshop area and PVC double glazed opaque door to rear. **Guest WC:** Fitted with a low level WC & sink unit, radiator, vinyl flooring and extractor fan.

First Floor Galleried Landing:

Bedroom One: 15'10" (4.83m) x 8ft (2.43m)

Radiator, recessed ceiling spot lights, laminate flooring and double glazed window to front.

Ensuite: 7'10" (2.38m) x 5'7" (1.71m)

Fitted with a modern white suite comprising corner shower with wall mounted electric shower unit, low level WC, vanity unit with mirrored wall unit, radiator, tiled walls, recessed ceiling spot lights, extractor fan, vinyl flooring and double glazed opaque window to rear.

Bedroom Two: 12'6" (3.80m) x 12'1" (3.68m)

Built in twin double wardrobes with drawers, radiator, laminate flooring and double glazed window to front.

Bedroom Three: 12'7" (3.83m) x 9'11" (3.03m)

Radiator, laminate flooring and double glazed window to rear.

Bedroom Four: 9'5" (2.87m) x 8ft (2.43m)

Built in cupboard/ wardrobe, radiator, laminate flooring and double glazed window to front.

Bathroom: 7'10" (2.38m) x 5'10" (1.77m)

Fitted with a white suite comprising panelled bath with electric shower unit over, low level WC, pedestal wash hand basin, radiator, floor to ceiling built in airing cupboard, tiled walls, loft hatch, extractor fan, vinyl flooring and double glazed opaque window to rear.

Rear Garden: Enjoying a south facing aspect, the enclosed rear garden has been landscaped to create a pleasant outlook and includes paved patio & path, shaped centre lawn, flowing borders with a variety of shrubs & trees, garden shed and surrounding fencing.

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.













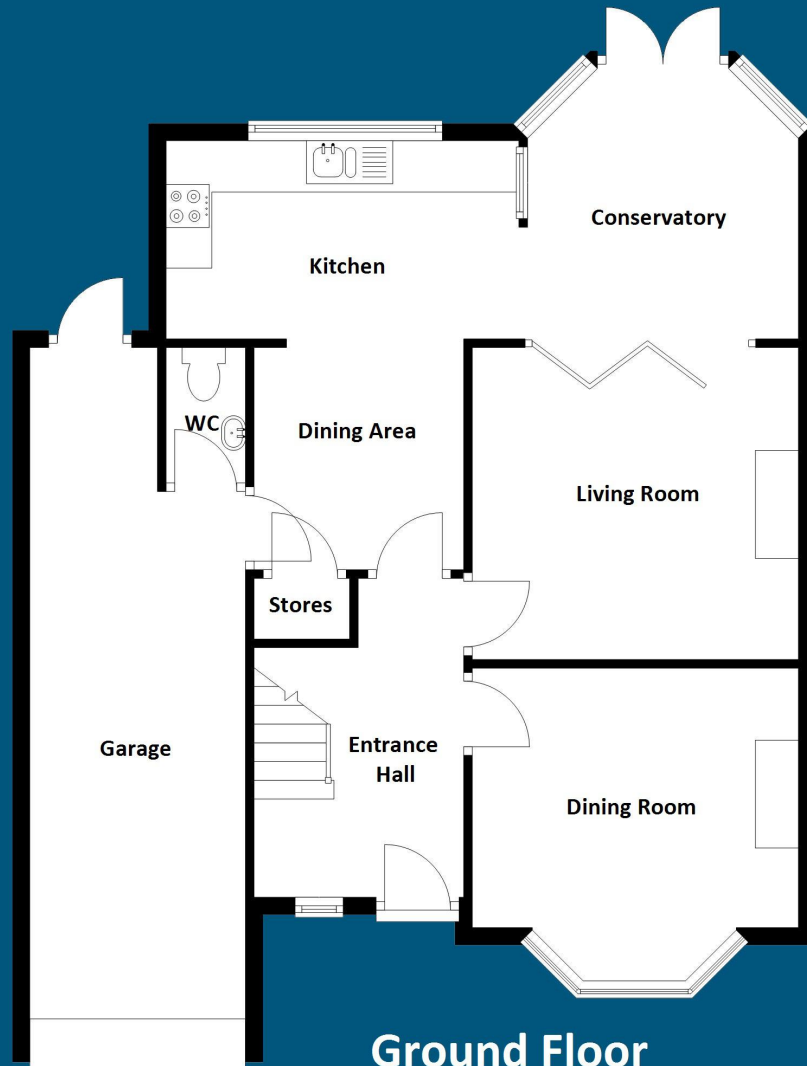




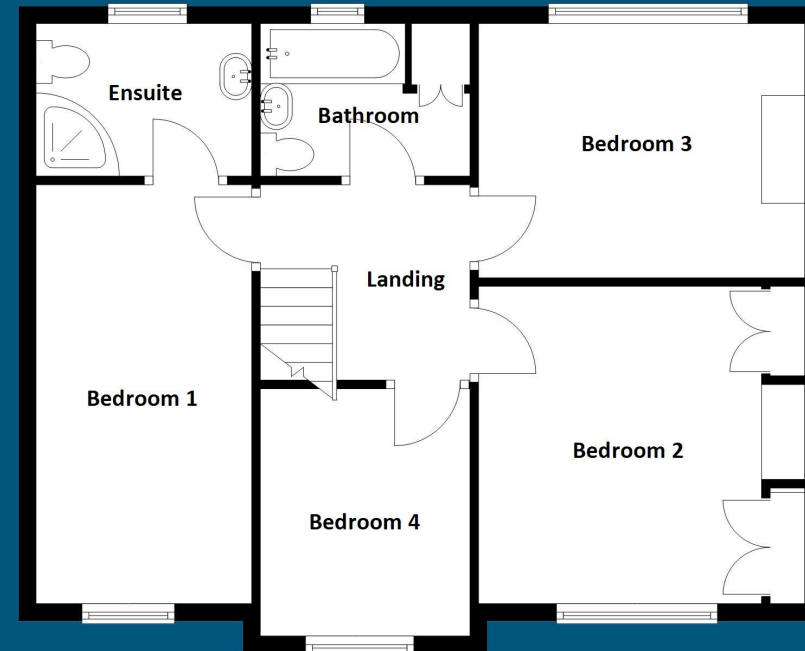
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**Total Floor Area: 1632.0sq feet
(151.6sq metres) Approx.**

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.: 980.3sq feet
(91.1sq metres)



First Floor
Approx.: 651.8sq feet
(60.6sq 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.

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

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