



12 Egelwin Close, Perton

*A Distinctive & Modern 2 Bedroom Semi- Detached Home in a Quiet Select Perton Setting.
Beautifully Presented & A First Class Example Of Its Type With Viewing A Must!*

12 Egelwin Close, Perton, Wolverhampton, WV6 7NF

Asking Price: £230,000

Tenure: Freehold

Council Tax: Band B – South Staffordshire

EPC Rating: C (71) No: 2331-2123-1051-1988-0161

Total Floor Area: 678sq feet (63.0sq metres) Approx.

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

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

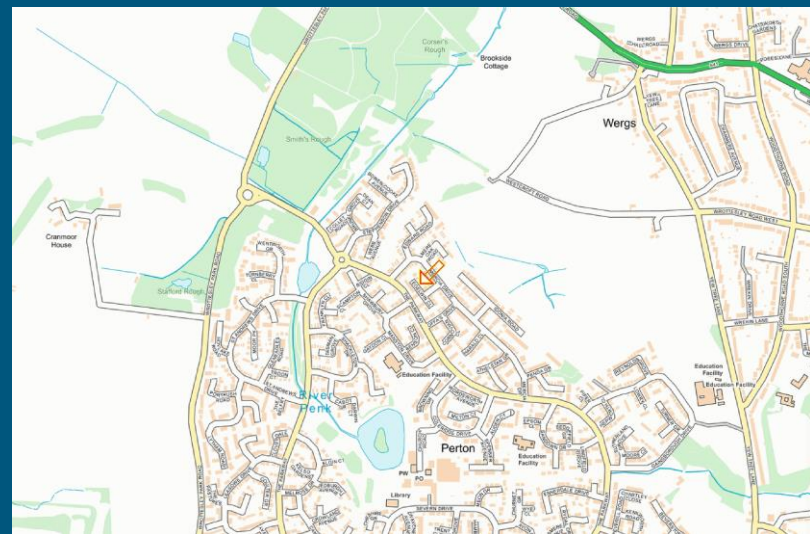
Mobile: Ofcom checker shows three of four main providers have likely coverage indoor and all four have good outdoor coverage outdoor.

A beautifully positioned and elegantly presented home set within one of Perton’s most desirable cul-de-sacs, 12 Egelwin Close offers a refined blend of style, comfort and modern living. Nestled just off Mercia Drive in a quiet, select close, this distinctive semi-detached residence has been thoughtfully designed to create a fresh, flowing interior that feels instantly welcoming.

From the moment you arrive, the property’s kerb appeal is unmistakable. A smart block-paved driveway provides generous parking and leads to the 17ft detached garage, while the peaceful setting enhances the home’s premium feel. Inside, the accommodation has been carefully curated by the current owners to deliver a clean, contemporary aesthetic. The bright front living room offers a calm and inviting space, complemented by a reception porch that adds both practicality and charm. To the rear, the breakfast kitchen features a coordinated suite of laminate units, excellent storage and a pleasant outlook over the garden. A useful utility cupboard and side access further elevate everyday convenience. The first floor continues the home’s well-balanced layout, offering two beautifully presented bedrooms and a stylish family bathroom with a modern white suite. Every room feels thoughtfully arranged, making the property ideal for first-time buyers, professionals or those seeking to downsize without compromise. The rear garden enjoys a delightful outlook and provides an excellent outdoor retreat — perfect for summer evenings, alfresco dining or simply relaxing in a private, peaceful setting. Its manageable size ensures easy maintenance while still offering plenty of space to enjoy.

Living in Perton offers a calm, convenient and community-focused way of life, with well-kept green spaces, lakeside walks and tree-lined routes creating a peaceful suburban feel. Everyday amenities are close at hand, including shops, cafés, a supermarket, medical centre and leisure facilities centred around the vibrant Perton Centre. With respected schooling, safe surroundings and excellent transport links to Wolverhampton, Codsall and Tettenhall, Perton remains one of the area’s most sought-after places to call home.

Stylish, well-maintained and perfectly positioned, 12 Egelwin Close represents a rare chance to secure a premium home in one of Perton’s most attractive residential pockets. Internal viewing is highly recommended to fully appreciate the quality, comfort and lifestyle this lovely property offers.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Reception Porch: PVC double glazed opaque door, tiled flooring and double glazed opaque window to side.

Living Room: 11'9" (3.57m) x 11'7" (3.53m)

Internal hardwood glazed door, radiator, stairs to first floor and double glazed windows to front & side.

Breakfast Kitchen: 11'9" (3.57m) x 10'5" (3.18m)

Fitted with a matching suite of laminate units comprising a range of base cupboards, drawers & suspended wall cupboards, matching dark worktops with 1.5 drainer sink unit & mixer tap, recess & gas point for cooker with extractor hood over, plumbing for washing machine & dishwasher, radiator, coved ceiling, LVT flooring, double glazed windows to rear and PVC double glazed side door. There is also a built in pantry/ storage cupboard housing the wall mounted gas fired central heating boiler.

First Floor Landing: Double glazed opaque window to side.

Bedroom One: 11'11" (3.63m) x 11'9" (3.57m)

Radiator, open wardrobes storage space and double glazed windows to front.

Bedroom Two: 10'6" (3.20m) x 5'10" (1.79m)

Radiator, loft hatch and double glazed window to rear.

Bathroom: 7'10" (2.39m) x 5'10" (1.78m)

Fitted with a white suite comprising panelled bath with wall mounted electric shower unit over, low level WC, pedestal wash hand basin, chrome heated towel rail, part tiled walls, recessed ceiling spot lights, coved ceiling, tiled effect vinyl flooring and double glazed opaque window to rear.

Rear Garden: Neatly landscaped to create an interesting and fully stocked outdoor space including L-Shaped paved patio overlooking the shaped centre lawned area, gravelled path to rear paved terrace at rear, flowering borders & islands, kitchen garden/ vegetable plot, exterior water and surrounding fencing with gated side entry to: **Detached Garage: 17ft (5.19m) x 8'2" (2.49m)** Up & Over garage door.

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.



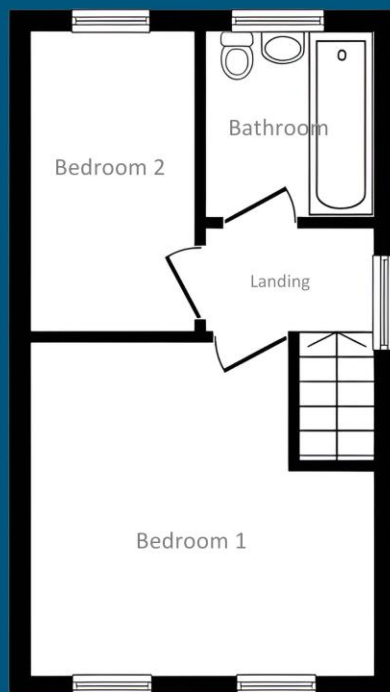




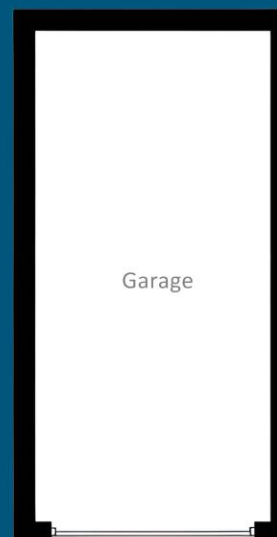
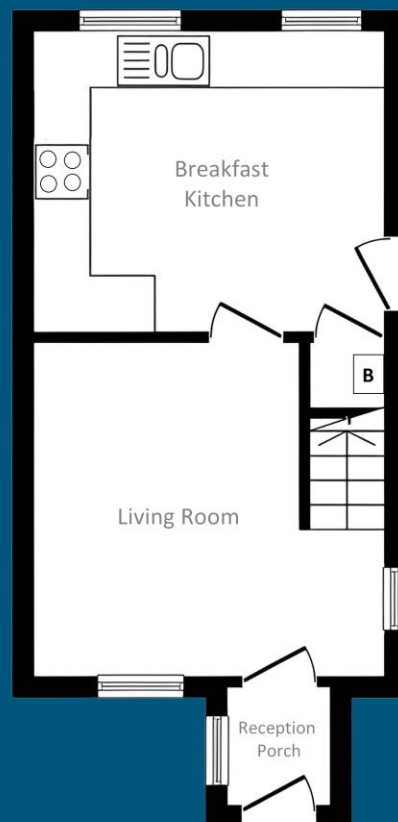




First Floor



Ground Floor



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Total Floor Area: 678sq feet (63.0sq 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



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.

PROPERTY MISDESCRIPTION ACT 1991

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