



6 Ennerdale Road, Palmers Cross

THOMAS HARVEY
ESTATE AGENTS

A Beautifully Presented Three Bedroom Semi Detached Property In A Favoured Residential Area, Having Been Recently Rebuilt To A Very High Standard, With No Expense Spared To Create A Stunning Family Home!

6 Ennerdale Road, Palmers Cross, Wolverhampton, WV6 9DH

Asking Price: £339,500

Tenure: Freehold

Council Tax: Band C – Wolverhampton

EPC Rating: D (66) No: 0340-2489-5670-2776-8001

Total Floor Area: 1,382.9sq feet (128.5sq metres) Approx.

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

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

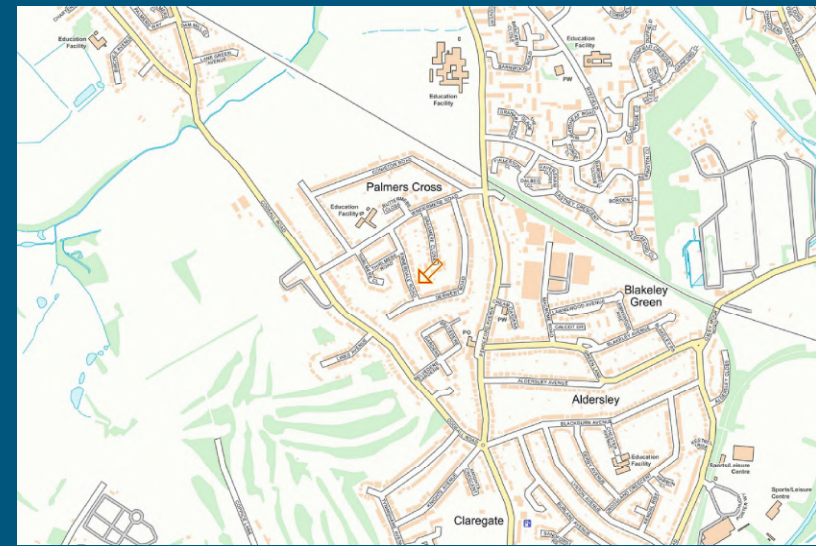
Mobile: Ofcom checker shows two of four main providers have likely coverage indoor and all four have good coverage outdoor.

Situated at the top end of this favoured Address in Palmers Cross, extremely convenient for the majority of amenities yet occupying a quiet location, this deceptive semi-detached house has been extensively & skilfully renovated with no expense spared to create a spectacular family home with a number of high quality fittings throughout.

A superb example of its type and deceptive externally, viewing of the interior is essential to appreciate the surprisingly spacious living accommodation which is stylishly appointed (and down to the finest detail). Just some of the impressive features include fresh fashionable décor, new carpets & flooring, new heating system & boiler, upgraded electrics, new luxury family bathroom and a stunning breakfast kitchen, which has been fitted with a bespoke quality suite and a range of built in appliances.

The accommodation which measures at approx. 1,382.9sq feet now comprises reception hall with L-Shaped staircase including built in cloaks storage and a front living room with open archway to the dining room, creating an excellent open living space, ideal for entertaining guests & families. The ground floor also has the beautiful refitted breakfast kitchen and adjacent rear lobby with guest cloakroom and internal access to the garage. On the first floor, the landing leads to three good size bedrooms and refitted superior bathroom. At the front of the property is a block paved driveway providing ample off road parking and of course leads to the garage. A special characteristic of the property is undoubtedly the large rear garden which provides a most pleasant outlook, whilst maintaining the maximum privacy with an L-Shaped terrace with porcelain slabs, creating a superb usable outdoor space.

Within walking distance of local shops, schools in both sectors & Bilbrook Train Station, Ennerdale Road is only three miles from the M54 motorway and therefore ideal for commuting to principal towns. Perfect for buyers requiring a quality family house ready to just move into, internal inspection highly recommended to appreciate one of the finest examples of its type, currently listed on the market!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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Entrance Hall: Composite double glazed front door with matching side window, radiator, built in cloaks cupboard, laminate flooring and L-Shaped staircase to first floor with further storage cupboard below.

Living Room: 14ft (4.26m) x 12'6" (3.81m)

Marble style fireplace & hearth with pebble stone effect electric fire, radiator, coved ceiling, laminate flooring and double glazed picture window to front. An open archway leads to:

Dining Room: 13'3" (4.03m) x 11'6" (3.51m)

Radiator, coved ceiling, laminate flooring and double glazed patio doors to rear garden.

Breakfast Kitchen: 11'9" (3.59m) x 8'11 (2.71m) x 11'4" (3.46m) x 6'4" (1.94m)

Fitted with a matching suite of dark grey shaker style units comprising a range of base cupboards, drawers & suspended wall cupboards, granite effect laminate worktops with white ceramic single drainer sink unit & mixer tap, built in appliances include electric oven, 4-ring gas hob with stainless steel extractor hood over, dishwasher, fridge & freezer, plumbing for washing machine, radiator, recessed ceiling spotlights, coved ceiling, laminate flooring and double glazed windows to rear.

Inner Lobby: Recessed ceiling spotlights with sensor, laminate flooring, PVC double glazed opaque door & window to side exterior and internal access to garage. **Downstairs Guest Cloakroom: 5'5" (1.65m) x 5ft (1.52m)** Fitted with a smart heritage style white suite comprising low level WC & pedestal wash hand basin, wall mounted gas fired Worcester Bosch central heating boiler, radiator, part tiled walls with white glazed brick tiles, recessed ceiling spotlights with sensor, patterned ceramic tiled flooring and double glazed opaque window to side.

Garage: 16'3" (4.96m) x 7'10" (2.39m)

Side opening double garage doors, power, lighting with sensor and double glazed opaque window to side.

First Floor Landing: Coved ceiling, loft hatch and double glazed opaque window to side.

Family Bathroom: 9ft (2.74m) x 8'11 (2.72m)

Refitted with a luxury white suite comprising free standing cast iron style double ended bath with shower spray, corner double shower, pedestal wash hand basin, low level WC, period style white radiator, part tiled walls with white glazed brick tiles, coved ceiling, recessed ceiling spotlights, extractor fan, patterned ceramic tiled flooring and double glazed opaque windows to rear.

Bedroom One: 14ft (4.26m) x 11'7" (3.53m)

Radiator, coved ceiling and double glazed picture window to front.

Bedroom Two: 13'4" (4.07m) x 11'6" (3.51m)

Radiator, coved ceiling and double glazed window to rear.

Bedroom Three: 8'11 (2.73m) x 8'8" (2.65m)

Built in double wardrobes with overhead stores, radiator, coved ceiling and double glazed window to front.

Rear Garden: Neatly landscaped to provide not only a pleasant outlook but to offer excellent outdoor space, perfect for hosting summer parties. Enjoying an east facing aspect the garden includes patio & steps with porcelain grey tiles and a further side terrace, large shaped lawned area, flowering borders with a variety of shrubs & trees, 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.















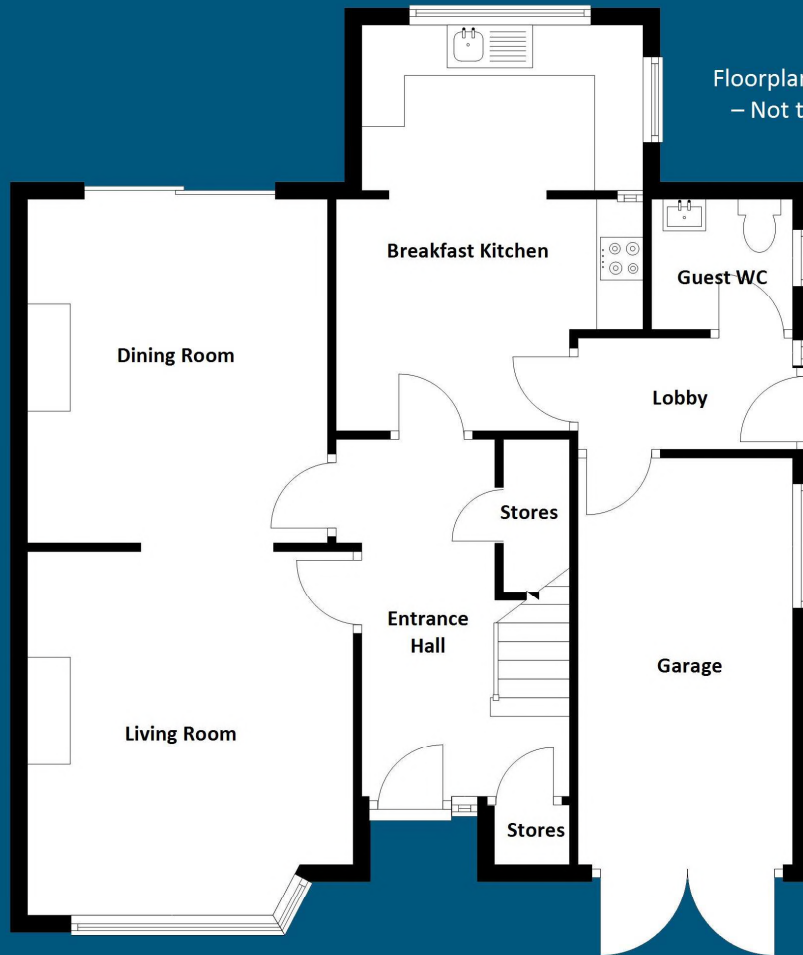




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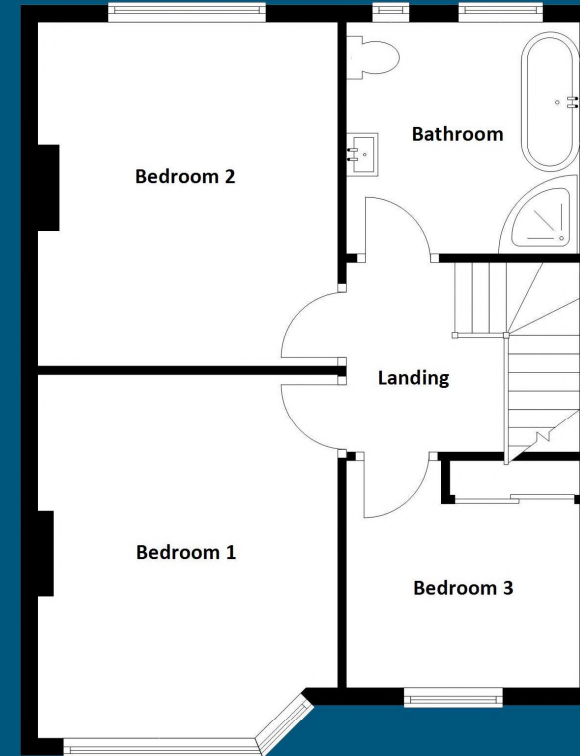
**Total Floor Area: 1,382.9sq feet
(128.5sq metres) Approx.**

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.: 830.8sq feet (77.2sq metres)



First Floor

Approx.: 552.0sq feet (51.3sq 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.

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