9 Thirlmere Close, Palmers Cross

THOMAS HARVEY
ESTATE AGENTS

An Extended & Deceptive Four Bedroom Semi Detached House In A Choice Cul-De-Sac Position In Palmers Cross With A Fully Stocked Mature Rear Garden, Perfect For Buyers Requiring A Home To Restyle To Own Requirements!

9 Thirlmere Close, Palmers Cross, Wolverhampton, WV6 9DG
Asking Price: £375,000

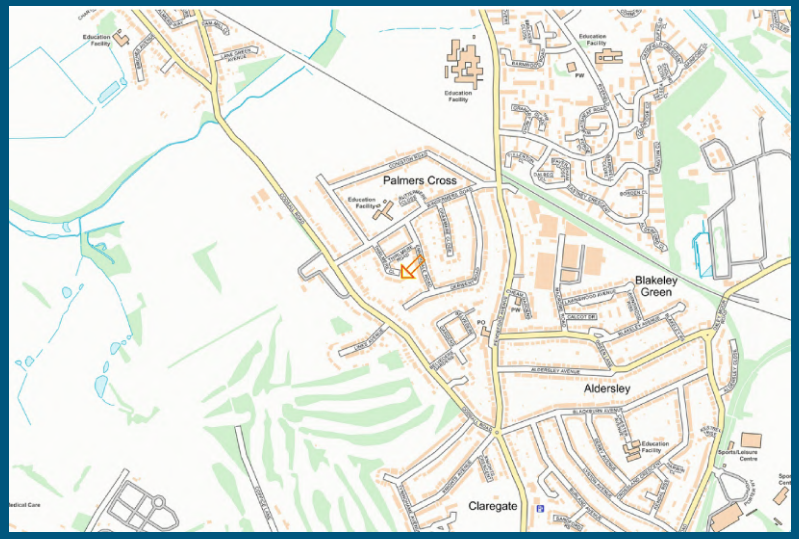
Tenure: Freehold
Council Tax: Band C – Wolverhampton
EPC Rating: D (66) No: 9200-7329-0822-0697-3563
Total Floor Area: 1,374.5sq feet (127.7sq metres) Approx.
No Upward Chain
Services: We are informed by the Vendors that all main services are installed
Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available
Mobile: Ofcom checker shows three of four main providers have likely coverage indoor and all four have good coverage outdoor.

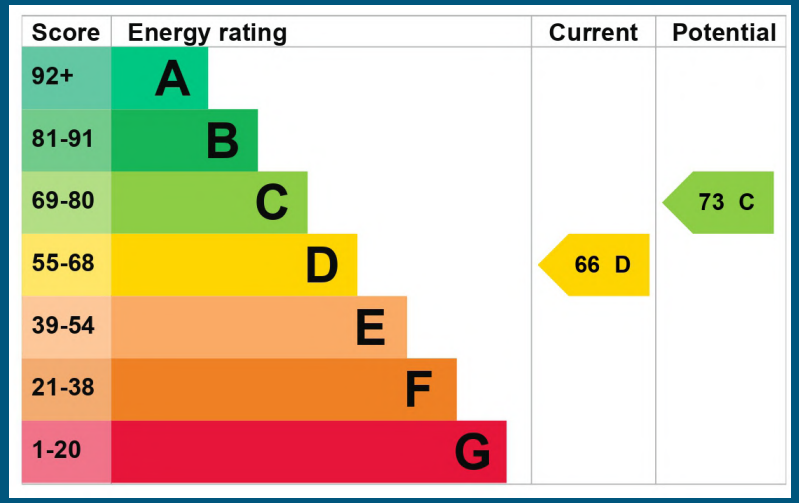
Occupying a choice position in this pleasant cul-de-sac just off Windermere Road, convenient the majority of amenities including walking distance of schools, shops & local bus routes, 9 Thirlmere Close is an individually designed semi-detached house providing a deceptive and well planned living accommodation, ideal for purchasers requiring a property to restyle to own requirements.

Originally constructed to a traditional design, over the years the accommodation has been extended & very well maintained to utilise the maximum space, yet still offers tremendous potential to reconfigure the layout to create further living accommodation or even an open plan design on the ground floor (Subject to Planning Permission).

Having the benefit of gas central heating and double glazing, the well-presented 'light & airy' interior which measures at approx. 1374.5sq feet includes a welcoming entrance hall, front living room, rear sitting/ dining room and 16ft traditional kitchen. The ground floor also includes a utility/ veranda with guest WC and internal access to the garage. On the first floor there are four good bedrooms and a smart well appointed white family bathroom. At the front of the house is a driveway providing ample off road parking and of course leads to the garage. A feature of the property is undoubtedly the south facing rear garden, which enjoys a most private & scenic setting whilst maintaining the maximum privacy.

Within walking distance of a wide range of facilities & Bilbrook Train Station only minutes away, Thirlmere Close is also less than three miles from the M54 motorway and therefore ideal for commuting to principal towns. Perfect for buyers requiring a well presented spacious family house, internal inspection highly recommended to appreciate this superb opportunity.





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Entrance Hall: PVC double glazed opaque door with matching full height side window, built in meter cupboard, radiator and staircase to first floor with storage cupboard below.

Living Room: 14’3’’ (4.34m) x 12ft (3.67m)
Marble style fireplace with hearth, decorative surround & gas coal fire, radiator, coved ceiling and double glazed picture window to front.

Sitting/ Dining Room: 12’1’’ (3.69m) x 10’11’’ (3.34m)
Wall mounted fitted gas fire, radiator and double glazed window to rear.

Kitchen: 15’5’’ (4.69m) x 8’2’’ (2.48m)
Fitted with a traditional suite of matching units comprising a range of base cupboards, drawers & suspended wall cupboards, worktops with stainless steel single drainer sink unit, wall mounted gas fired Worcester central heating boiler, recess & gas point for cooker, plumbing for washing machine, recess for under counter fridge, radiator, part tiled walls, vinyl flooring, built in pantry and double glazed windows to rear.

Veranda/ Utility: 12’6’’ (3.81m) x 11’3’’ (3.43m)
Built in double cupboard, tiled flooring and PVC double glazed opaque doors to front & rear.
Internal access leads to garage and **Guest WC:** White low level WC, sink unit, laminate effect vinyl flooring and double glazed opaque window to rear.

Garage: 17’6’’ (5.33m) x 8’2’’ (2.49m)
Side opening double garage doors, power, lighting and double glazed opaque window to rear.

First Floor Landing: Loft hatch and double glazed window to front.

Bedroom One: 12ft (3.65m) x 10’11’’ (3.32m)
Radiator and double glazed window to rear.

Bedroom Two: 12ft (3.65m) x 10’1’’ (3.07m)
Built in twin double wardrobes with overhead stores, radiator and double glazed window to front.

Bedroom Three: 12’1’’ (3.69m) x 7’3’’ (2.22m)
Radiator and double glazed windows to front & rear.

Bedroom Four: 8ft (2.45m) x 7’11’’ (2.42m)
Radiator, built in shelving and double glazed window to front.

Bathroom: 7’9’’ (2.37m) x 6’11’’ (2.12m)
Fitted with a white suite comprising panelled bath, separate corner double shower with chrome overhead shower & handheld spray, vanity unit with recessed WC, radiator, tiled walls and double glazed opaque window to rear.

Rear Garden: Neatly landscaped and mature, the fully stocked garden includes paved patios, shaped raised lawn, flowering boarders with a variety of shrubs & trees, two garden sheds and surrounding fencing with hedging.

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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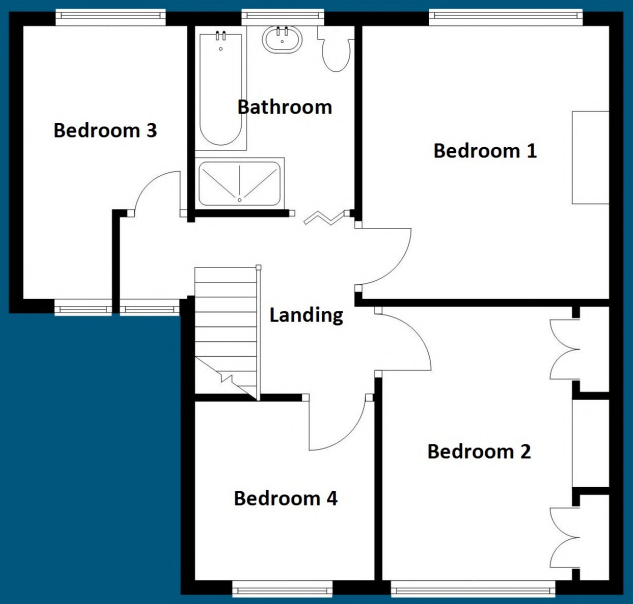
Total Floor Area: 1,374.5sq feet (127.7sq metres) Approx.

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.: 839.6sq feet (78.0sq metres)



First Floor

Approx.: 534.9sq feet (49.7sq 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 PARTICLUARS ARE ISSUED.

Thomas G Harvey for themselves and for the vendors of this property whose agents they are, give notice that:-

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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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