



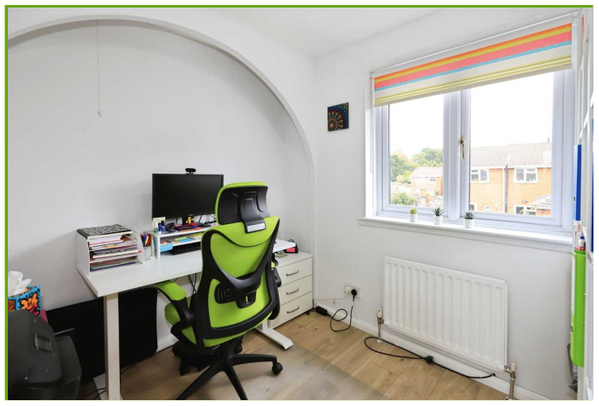












Guthrum Close, Perton
Wolverhampton, Staffordshire,
WV6

Asking Price: £330,000

Tenure: Freehold

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The Property Ombudsman

Guthrum Close, Perton Wolverhampton, Staffordshire, WV6

Asking Price: £330,000 Tenure: Freehold

Council Tax Band: D
EPC Rating: C
Local Authority: South Staffordshire Council

Other important information which you will need to know about this property can be found at your-move.co.uk

• EXTENDED THREE BEDROOM DETACHED HOUSE, • LOUNGE AND DINING ROOM, • MODERN FITTED KITCHEN, • CONSERVATORY, • CLOAKROOM W/C AND UTILITY ROOM, • GARAGE AND DRIVEWAY, • MODERN SPACIOUS SHOWER ROOM W/C, • DOUBLE GLAZING AND GAS CENTRAL HEATING, • ELECTRIC VEHICLE CHARGER

Description
A VIEWING IS HIGHLY RECOMMENDED ON THIS THREE BEDROOM EXTENDED DETACHED HOUSE OCCUPYING THE HEAD OF THE CUL-DE-SAC IN THE SOUGHT AFTER AREA OF PERTON. THE PROPERTY HAS A WEALTH OF FEATURES AND HAS BEEN IMPROVED UPON BY THE CURRENT OWNERS TO INCLUDE A NEW BOILER IN 2024, EV CHARGER, NEW GLAZING IN THE CONSERVATORY, UPDATED KITCHEN WITH APPLIANCES, UPDATED GROUND FLOOR FLOORING AND NEW INTERNAL DOORS OFFERING PLENTY OF BUYERS A LOVELY FAMILY HOME. The accommodation comprises of an ENTRANCE PORCH with a storage cupboard, a THROUGH HALLWAY, KITCHEN well appointed with base and wall units and having a built-in fridge freezer, range cooker and walk-in pantry room with plumbing for appliances and access to CLOAKROOM WC. The LOUNGE is to the rear with access leading into the DINING ROOM and CONSERVATORY with doors to outside. On the first floor there are THREE DOUBLE BEDROOMS with FITTED WARDROBES AND A CUPBOARD in bedroom one and wardrobes included in bedroom two. There is also a large shower room with FITTED UNITS and a large DOUBLE SHOWER. OUTSIDE the rear garden is low maintenance with artificial grass, plant borders and a porcelain tiled patio with a side gate leading to the front where the GARAGE AND DRIVEWAY provide OFF-ROAD PARKING.

Location
Guthrum Close is located on the outskirts of the Perton development. Local amenities can be found in the Perton Centre and Wolverhampton city Centre is approx 5 miles away, the M6 and M54 are within commuting distance.

Entrance Porch
Entrance door, cupboard housing boiler fitted in 2024.

Thru Hallway
Newly laid flooring, stairs to first floor, radiator.

Modern Fitted Kitchen
10'4"x8'11" (3.15mx2.72m)
Modern wall and base units with surfaces over, built in fridge/freezer, microwave, range cooker included, walk in understairs pantry, double glazed window.

Utility Room
9'9"x4'5" (2.97mx1.35m)
Cupboards, plumbing for appliances.

Cloakroom W/C
White two piece suite.

Lounge
15'x10'4" (4.57mx3.15m)
Double glazed window.

Dining Room
8'x7'9" (2.44mx2.36m)
Double glazed window, radiator.

Conservatory
9'1"x8'6" (2.77mx2.6m)
Refitted glazing, door to outside, porcelain flooring tiles, radiator.

Stairs to:

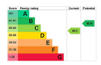
First Floor Landing
Loft access, double glazed window.

Bedroom One
15'8"x11'9" (4.78mx3.58m)
Double built in wardrobes, storage cupboards, double glazed windows, radiator.

Bedroom Two
13'10"x10'5" (4.22mx3.18m)
Double glazed windows, radiator, wardrobes included.

Bedroom Three
8'1"x7'5" (2.46mx2.26m)
Double glazed window, radiator.

Shower Room W/C
9'9"x5'10" (2.97mx1.78m)
Three piece suite including double shower cubicle, heated towel radiator, double glazed window.


For full EPC please contact the branch.

Outside

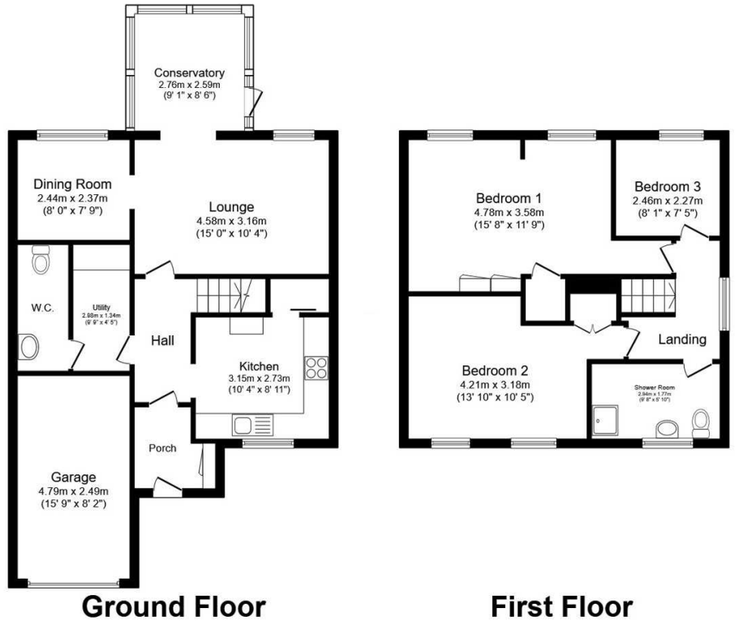
Rear Garden
Low maintenance with artificial grass, patio areas, side gate leading to the front.

Garage And Driveway
15'9"x8'2" (4.8mx2.5m)
Up and over door, power and light connected.

Local Authority/Council Tax Band
South Staffordshire Council/Band D

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Ground Floor **First Floor**

Total floor area 122.2 sq.m. (1,316 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Your Move. Powered by www.focalagent.com

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