



**9, Foster Green**  
**Perton, Wolverhampton, WV6 7SQ**  
**Offers in the region of £325,000**

Introducing 9 Foster Green, an extremely well presented three bedroom family home conveniently situated in a quiet cul-de-sac location within walking distance to fields, nature walks and the excellent local shops and amenities that Perton has to offer.

The accommodation, which has been extended over recent years providing a perfect space for modern family living, briefly comprises a spacious lounge, an impressive fitted kitchen with dining area, guest WC, and a study which could be utilised as a dining room or a children's play room.

To the first floor are three good size bedrooms with an en-suite off bedroom one, along with a dressing room and a stylish family bathroom.

To the front of the property is a driveway and a garage providing ample off road parking, with a well maintained garden to the rear.



## 9 Foster Green, Perton, Wolverhampton, WV6 7SQ

### LOCATION

The property is conveniently situated off Paxton Avenue, in a quiet cul de sac location within walking distance of the lake, nature walks, bus services and the excellent local amenities that Perton centre has to offer including shops, supermarket, medical centres, petrol station, library, restaurants and schools.

The area has excellent transport links with the M54 and M6 motorways being easily accessible.

### FRONT



An attractive frontage having a shaped lawn, tarmacadam driveway affording off road parking, garage, canopy with recessed spotlights and electric sockets controllable from within the property.

### ENTRANCE

Having radiator, laminate flooring, staircase to the first floor with decorative paneling and door leading into the lounge.

### LOUNGE

22'9" x 13'3" (6.95 x 4.04)



A most impressive space having carpeted flooring, two radiators, plain coving to the ceiling and a bay window to the front. With door into the study and a large opening into the kitchen /diner.



### KITCHEN/DINER

8'9" x 20'10" (2.67 x 6.36)



Having a range of stylish gloss shaker wall, base and drawer units, pull out larder, American style fridge/freezer housing unit, tile flooring, radiator, laminate worktops with 1.5 upstand and windows to the rear. Benefitting from integrated appliances including electric oven and hob with extractor



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hood over, washing machine, tumble dryer and dishwasher.

Having ample space for a dining table. With French doors opening onto the rear garden.



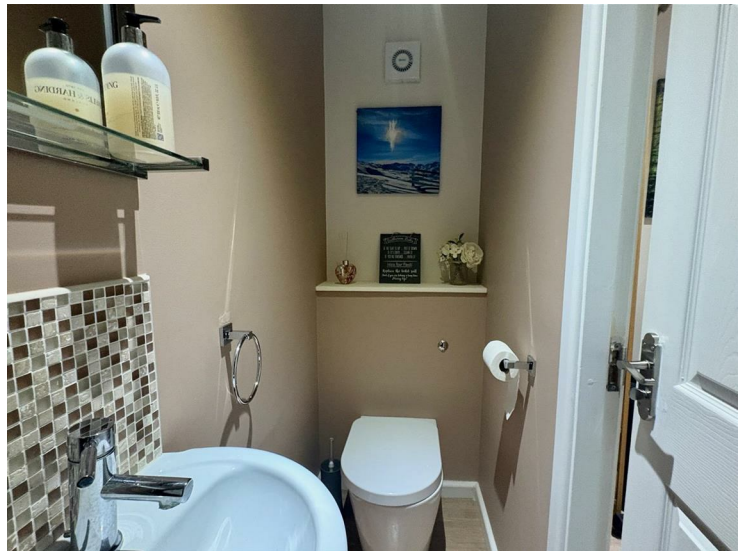
### STUDY

6'11" x 7'9" (2.13 x 2.37)



A versatile room currently used as a dining room, having laminate flooring, radiator and doors into the garage and the WC.

### GUEST WC



Having concealed cistern WC and hand washbasin.

### LANDING

Having carpeted flooring, doors to the three bedrooms, dressing room, bathroom and airing cupboard. With loft hatch providing access to the space above which has ladders, electric light and is boarded.



### BEDROOM ONE

9'4" x 13'3" (2.87 x 4.04)



Having carpeted flooring, radiator, large built in storage cupboard, two windows to the front which fill this room with natural light and door into the en-suite.

### EN-SUITE



Having obscure window to the front, chrome vertical radiator, lino flooring, close coupled WC, hand washbasin set within vanity unit and corner shower unit with dual showerheads including rainfall showerhead. With door into the dressing room.

### DRESSING ROOM



Having carpeted flooring, obscure window to the side, radiator, shelving and open fronted wardrobes with hanging rails.





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### BEDROOM TWO

9'8" x 7'10" (2.97 x 2.40)



A second double bedroom, having carpeted flooring, radiator and window to the rear.

### BEDROOM THREE

9'3" x 6'10" (2.84 x 2.09)



A good size third bedroom, having carpeted flooring, radiator, plain coving to the ceiling, built in wardrobe with sliding doors and window to the rear.



### FAMILY BATHROOM



A modern family bathroom having lino flooring, P shaped bath with shower over, obscure window to the rear and hand washbasin and concealed cistern WC set within vanity unit.

### GARAGE

16'5" x 8'8" (5.01 x 2.66)

Having an electric operated garage door, shelving, storage racks and power sockets.



## REAR



A well presented rear garden, having a shaped lawn with stocked borders, wooden garden store with electric sockets, external electric sockets, external water source, seating area with decorative slate and a gate to the side.



## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Worthington Estates. We reserve the right to amend these particulars without notice.

## COUNCIL TAX BAND - B

South Staffs CC- Please note if a property has been improved or extended since it was placed in a Council Tax band, the

Valuation Office Agency can't review the banding to take account of the alterations until it's sold. Once a sale takes place the banding will be reviewed. As each Council Tax band covers a range of values, the band isn't always increased following improvements and a sale.

## FIXTURES AND FITTINGS

Items of fixtures and fittings not mentioned in these sales particulars are either excluded from the sale or may be available by separate negotiation. Please make enquiries with either the vendor or agents in this regard.

## FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale.

## FREE MARKET APPRAISAL

If you are thinking of selling your property, Worthington Estates would be delighted to carry out a free market appraisal of your property without obligation. Please contact us or feel free to pop in and see us.

## POSSESSION

Vacant possession will be given on completion.

## SERVICES

We are informed by the vendor that all mains services are connected.

## TENURE

We believe this property to be FREEHOLD. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property.

## VIEWING

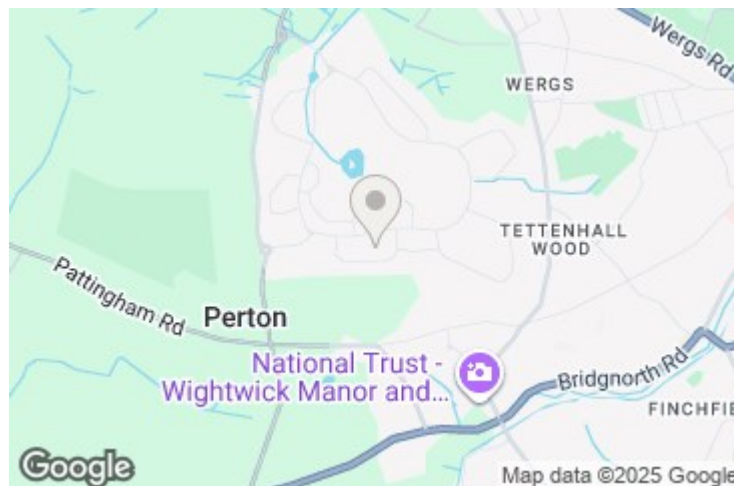
By arrangement through Worthington Estates Codsall office (01902) 847 358.

## MOBILE

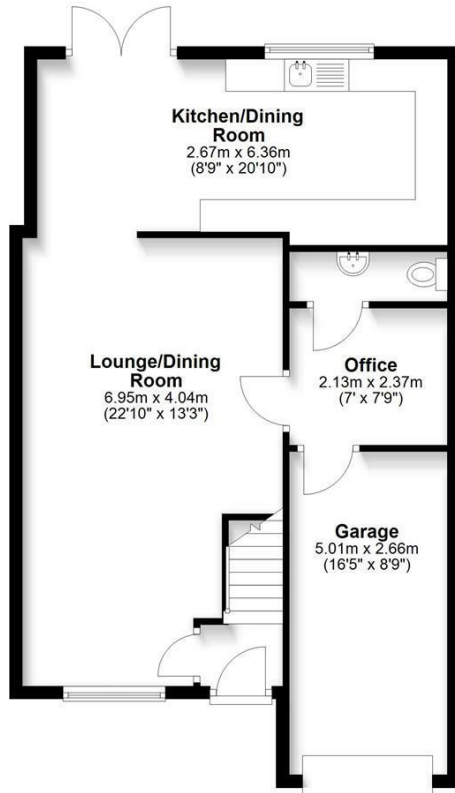
Ofcom checker shows there is some limited coverage indoors with all of the main four providers having likely coverage outdoors.

## BROADBAND

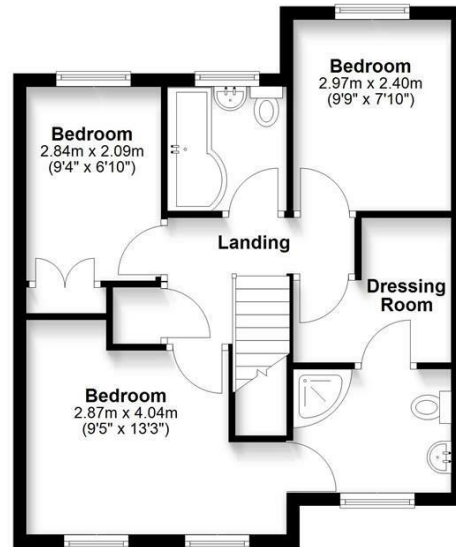
Ofcom checker shows that Standard / Superfast / Ultrafast are available.



## Ground Floor



## First Floor



Total area: approx. 114.1 sq. metres (1228.5 sq. feet)

## 9 Foster Green

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	65	81
England & Wales		
EU Directive 2002/91/EC		

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		