



Tregunna, 27 Richmond Road, Finchfield, Wolverhampton, WV3 9HY

BERRIMAN  
EATON

# Tregunna, 27 Richmond Road, Finchfield, Wolverhampton, WV3 9HY

A well located and deceptively spacious extended detached family residence offering fine accommodation over three storeys

## LOCATION

Tregunna stands in a sought after residential area to the west of Wolverhampton City Centre within easy reach of the excellent amenities available at both Compton and Finchfield centres. Furthermore, the more extensive amenities of Wolverhampton City Centre itself are within convenient travelling distance. The area is well served by both independent and maintained schooling and there are regular bus services.

## DESCRIPTION

Tregunna is a superb family home with excellent accommodation laid out over three floors. The house has been extended to create a large kitchen to the rear and there is the additional benefit of a conservatory and there has been a loft conversion to create two further bedrooms on the second floor.

The property has been well maintained over the years and is well presented and tastefully decorated. There are double glazed windows and gas fired central heating.

The house stands in a lovely plot with a driveway to the front providing ample off street parking and a charming garden to the rear.

## ACCOMMODATION

A double glazed door with coordinating side panel and double glazed window above opens into the HALL with quarry tiled floor and a part panelled glazed and leaded front door with matching windows to either side opens into the HALL with oak parquet flooring and a useful understairs cloaks and storage cupboard. There is a bow fronted LOUNGE with a walk in double glazed bow window to the front elevation, a living flame coal effect gas fire standing within a cast iron surround with carved mantle piece, laminated flooring and ceiling coving. There is a SITTING ROOM which is a well proportioned second reception room with two double glazed windows to the side, a living flame coal effect gas fire with cast iron surround and carved mantelpiece, laminated flooring, ceiling coving and a door and windows into the DINING KITCHEN with a full range of wall and base mounted cupboards, space for a range style cooker with extraction chimney above, an integrated fridge and an integrated freezer, plumbing for a dishwasher, plumbing for a washing machine, a sink unit and a double glazed side window.

A double glazed door and windows from the dining kitchen opens into the CONSERVATORY which is fully double glazed with ceramic tiled floor and French doors to the garden. A further door from the kitchen opens into a PANTRY with fitted wall shelving, a double glazed window and a door to a GUEST CLOAKROOM with white suite of WC and wall hung wash basin and a double glazed window.

A staircase from the hall rises to the galleried landing with a double glazed window to the side. BEDROOM ONE is a good double room in size with and extensive range of fitted wardrobes, a decorative fireplace and a double glazed window to the front. BEDROOM TWO is a good double room in size with a double glazed window overlooking the rear garden and BEDROOM THREE is a good room in size with a double glazed window to the front. The SHOWER ROOM has a fully tiled corner shower, WC and pedestal basin, part tiled walls, a light corner aspect with double glazed windows to two elevations and a chrome towel rail radiator.

Stairs from the landing rise to the upper floor galleried landing with a double glazed window to the side and access to the roof space. BEDROOM FOUR is a good size bedroom with under eaves accommodation and a double glazed side window and BEDROOM FIVE is also a good room in size with under eaves accommodation with two double glazed roof lights and laminated flooring.

## OUTSIDE

Tregunna stands in a corner plot with a wide frontage and a DRIVEWAY laid in brick paviours providing ample off street parking and there is the additional benefit of a GARAGE with elevating doors to both the front and rear, concrete floor, electric light and power and roof storage space with a double glazed roof light.

There is gated side access to the delightful REAR GARDEN with a rear patio laid in brick paviours providing ample alfresco seating and dining areas with a shaped lawn beyond with a paved terrace to the rear providing hard standing for a timber garden shed.

We are informed by the Vendors that all main services and solar panels are installed which the sellers inform us generates approximately £1,000 per annum.

COUNCIL TAX BAND D - Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

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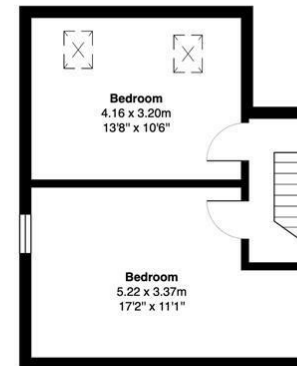
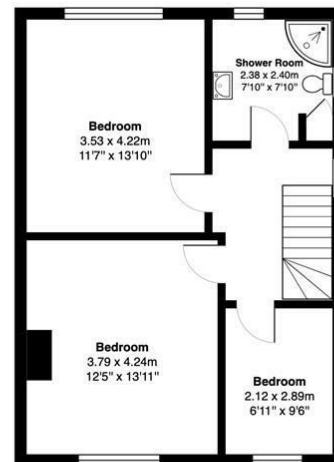
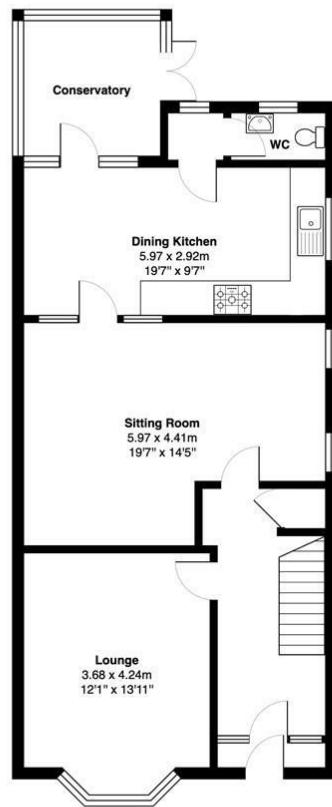
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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Offers Around  
£479,950

EPC: D

**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.



Total Area: 169.3 m<sup>2</sup> ... 1823 ft<sup>2</sup>

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -  
 NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS  
 (PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)

