



34 Highlands Road, Finchfield, Wolverhampton, WV3 8AH

BERRIMAN
EATON

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An outstanding family home providing exceptional, three storey accommodation of much depth and note in a large plot of just under a quarter of an acre in a particularly sought after residential location

LOCATION

Highlands Road is one of the most favoured addresses within Finchfield and stands within easy reach of the wide ranging facilities available within Finchfield itself. There is convenient travelling to the city centre and the area is particularly well served by schooling for which the area is renowned and the open spaces of Bantock Park are nearby.

DESCRIPTION

34 Highlands Road is a surprisingly large and particularly well appointed family home with extensive living accommodation over three storeys.

The property has been owned by the current sellers since 2010 and in the intervening period has been comprehensively remodelled and refurbished and it now benefits from three storey accommodation of the highest calibre.

All of the kitchen and bathroom suites are of particularly high standards, there is exceptionally tasteful décor throughout and the property benefits from double glazing and gas fired central heating.

ACCOMMODATION

An enclosed PORCH with tiled floor has a panelled front door opening into the HALL with laminated flooring and integrated ceiling lighting. The DRAWING ROOM is a principal living room of much note with an elegant fireplace with living flame coal effect gas fire and wiring for a wall mounted TV above, ceiling coving, French doors and windows to the rear garden and glazed double doors opening into the FAMILY ROOM with a feature chimney piece with inset contemporary electric fire with a recess for a wall mounted TV above, integrated ceiling lighting and French doors and windows to the garden. There is a LOUNGE with a walk in square bay window to the front, an elegant fireplace with a living flame coal effect gas fire and wiring for a wall mounted TV above and ceiling cornice. The SITTING ROOM has a light corner aspect with a walk in square bay window to the front and a side window, ceiling coving and integrated ceiling lighting. There is a well proportioned DINING KITCHEN with a full range of wall and base mounted cream faced cabinets with butchers block working surfaces, space for a range style cooker, an integrated microwave, a fridge freezer housing unit, ample space for dining, integrated ceiling lighting, laminated flooring, a pantry, windows and French doors to the garden and a door to the LAUNDRY with cream faced cabinets, plumbing for a washing machine, space for a tumble dryer, a wall mounted Valliant gas fired central heating boiler, a side window and an adjoining CLOAKS AND SHOWER ROOM with a fully tiled shower with a waterfall head, WC with concealed flush and vanity unit with inset wash basin, tiled floor, part tiled walls, integrated ceiling lighting, a window and a chrome towel rail radiator.

A staircase with turned balustrading rises from the hall to the first floor part galleried landing and a window to the front. The PRINCIPAL BEDROOM SUITE runs the entire depth of the house and has a large double bedroom with integrated ceiling lighting, a side window and French doors and windows opening onto a breakfast balcony with glazed balustrading overlooking the rear garden.

There is a DRESSING ROOM with two wide banks of fitted wardrobes with a dressing shelf, integrated ceiling lighting and a door into the EN-SUITE BATHROOM with a fully tiled shower with drench head, WC and vanity unit with inset wash basin with cupboards beneath, laminated flooring, part tiled walls, integrated ceiling lighting and a window. The SECOND BEDROOM SUITE again runs the full depth of the house with a large double bedroom with an extensive range of fitted wardrobes and coordinating bedside tables a walk in square bay window to the front and a door to the EN-SUITE SHOWER ROOM with a fully tiled shower with drench head and separate hose, WC, bidet and twin basin vanity unit, tiled floor part tiled walls, a window and a chrome towel rail radiator. BEDROOM THREE is a double room in size with a walk in square bay window to the front. BEDROOM FOUR is a double room in size with a full range of bedroom furniture including wardrobes, cupboards above the bedhead recess and desk / dressing table with chest of drawers to one side and cupboard to the other side and a window overlooking the rear garden. The HOUSE BATHROOM has a well appointed suite with a panelled corner jacuzzi style bath, a separate fully tiled shower, WC, bidet and wall hung wash basin, tiled floor, part tiled walls, a window and a chrome towel rail radiator.

A further staircase with turned balustrading rises to the first floor landing with oak flooring, a double glazed roof light and under eaves storage cupboards. BEDROOM FIVE is a double room in size with oak flooring, two roof lights, integrated ceiling lighting, vaulted ceiling and a door into an adjoining room which is currently used as a GYM / LEISURE ROOM with laminated flooring, two roof lights and a reduced height door into an OFFICE with double glazed roof light and laminated flooring. There is a STUDY with a fitted desk unit with two desk kneehole spaces, oak flooring, drawers, filing cabinets and two roof lights.

OUTSIDE

34 Highlands Road stands behind an IMPRESSIVE FRONTAGE behind a low built brick wall with raised brick piers with wrought iron railings and a wrought iron, electric gate. The frontage is laid in brick setts and provides ample off street parking for several vehicles and there is an integral GARAGE with an electric roller shutter door, electric light and power and a courtesy door to the side.

Gated access to either side of the property leads to the superb REAR GARDEN with a full width Indian slate terrace to the rear of the property with a covered Indian slate patio providing a delightful al fresco entertaining space. There is a large lawn beyond with matured borders.

We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND G – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.
The property is FREEHOLD.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£875,000

EPC: D

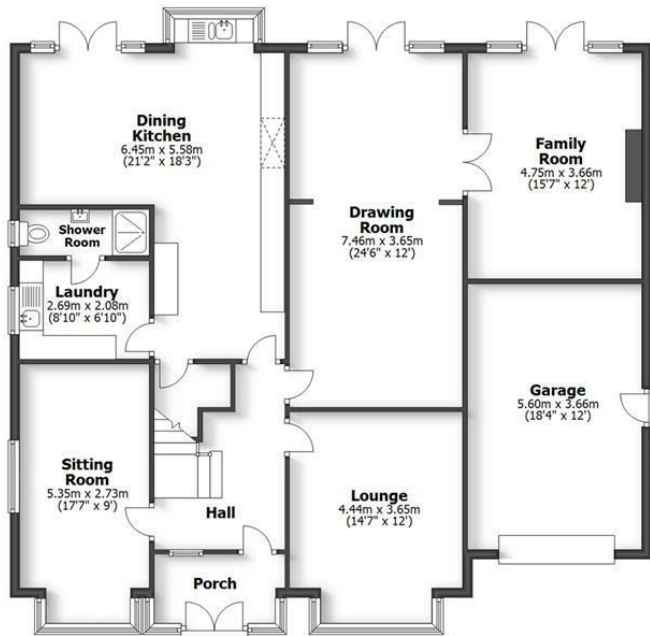
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



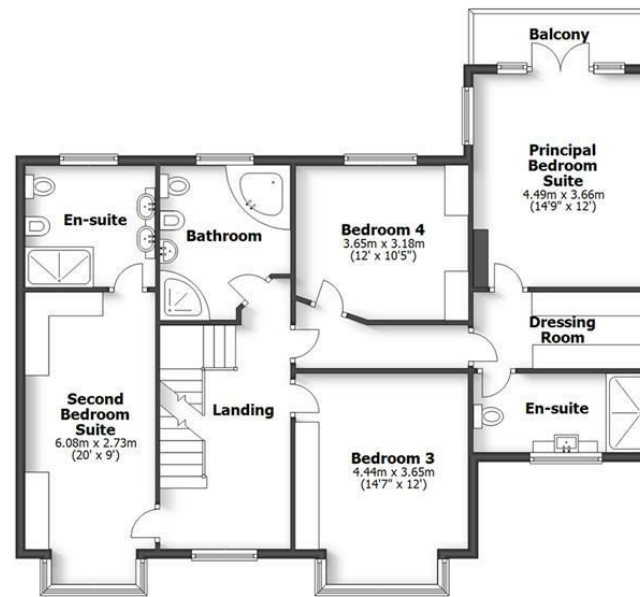
**34 HIGHLANDS ROAD
FINCHFIELD**

HOUSE: 299.3sq.m. 3221sq.ft.
 GARAGE: 20.5sq.m. 221sq.ft.
TOTAL: 319.8sq.m. 3442sq.ft.

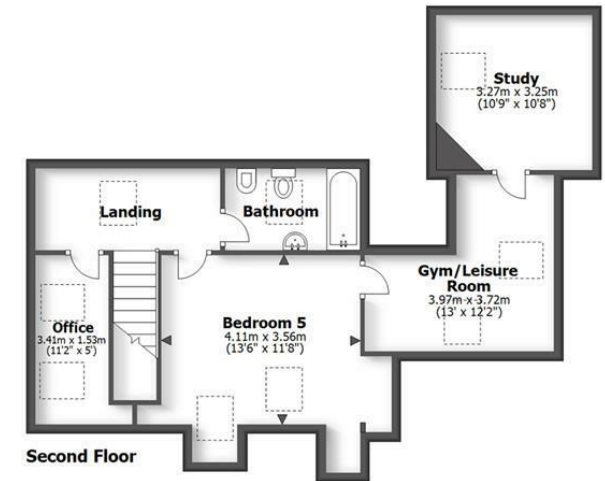
INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor



Second Floor

