



77 Woodland Road, Finchfield, Wolverhampton, WV3 8AP

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## 77 Woodland Road, Finchfield, Wolverhampton, WV3 8AP

An extended three bedroom home with a large, southerly rear garden. This well presented home has a conservatory and two spacious reception rooms. There is off road parking and secure side access to a large workshop (former garage). The property is being sold with NO UPWARD CHAIN.

### LOCATION

Woodland Road is an established and sought after address providing easy access to both Merry Hill shops and the centre of Finchfield with its wide array of shopping facilities. There are convenient bus services nearby providing easy travelling to the more extensive amenities afforded by Wolverhampton City Centre itself and the area is well served by reputable schooling for all age groups.

### DESCRIPTION

77 Woodland Road is a superb family home having been extended to the rear, providing rooms of generous size throughout, off street parking and a delightful garden to the rear. The property also benefits from double glazing and gas central heating.

### ACCOMMODATION

A brick arch open PORCH with tiled floor has a double glazed door with surrounding windows opening into the HALL with coved ceiling and a useful understairs store with a double glazed window to the side. The DINING ROOM has double glazed bay lattice windows to the front, coved ceiling and a gas fire set in a marble surround and hearth with a formal mantle, wiring for wall lights and glazed double doors open into the LOUNGE with coved ceiling, an electric fire set in a marble surround and hearth with formal mantle, wiring for wall lights and double glazed patio doors to the rear garden. The KITCHEN has a range of wall and base units with roll top working surfaces with tiled splash back and under counter lighting, a circular sink and drainer with a double glazed window over, integrated electric oven, a four ring gas hob with stainless steel extractor fan above, an integrated fridge, dishwasher and freezer, tiled flooring and double glazed doors open into the CONSERVATORY with double glazed windows and doors to three elevations, tiled flooring and wiring for wall lights.

Stairs from the hall rise to the first floor landing with a double glazed window to the side and access to the loft. BEDROOM ONE is a good size double room with a range of built in furniture including wardrobes, cupboards above the bedhead recess, ceiling cornice and a lattice double glazed bay window overlooking the rear. BEDROOM TWO is also double in size with a range of built in furniture including wardrobes, a knee hole dressing table and drawers, coved ceiling and a lattice bay window to the front. BEDROOM THREE is a good size room with a double glazed lattice window to the front and coved ceiling. The BATHROOM with a corner bath with shower over, pedestal wash basin, WC, tiled walls and a double glazed window to the rear.

### OUTSIDE

77 Woodland Road sits behind a low rise wall with a gravelled bed and a DRIVEWAY laid in brick herringbone with double gates opening onto a side patio with the former garage beyond which now provides a STORE with electric light and power, plumbing for a washing machine and a WORKSHOP beyond. The REAR GARDEN has a paved patio to the rear of the property with a long shaped lawn beyond with planted beds and borders and a garden shed.

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

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available  
Mobile – Ofcom checker shows three of the four main providers have likely coverage indoors with all four having likely coverage outdoors.  
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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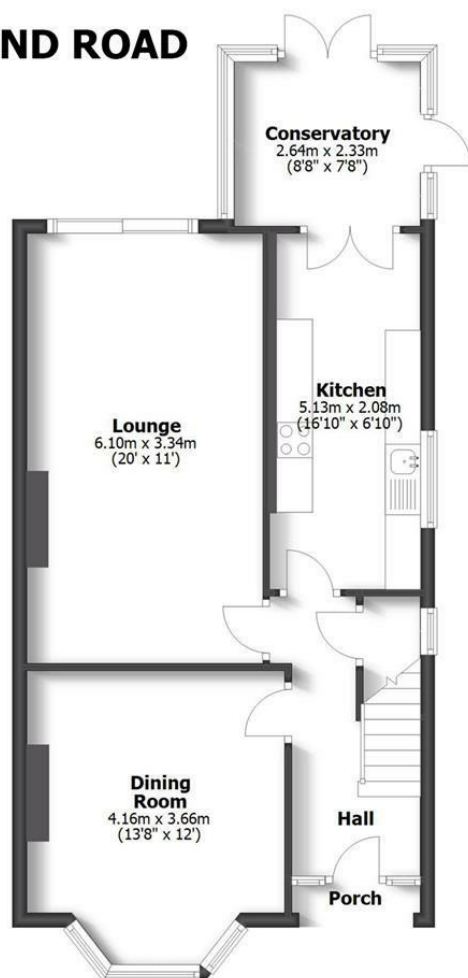
Offers Around  
£329,000

EPC: D

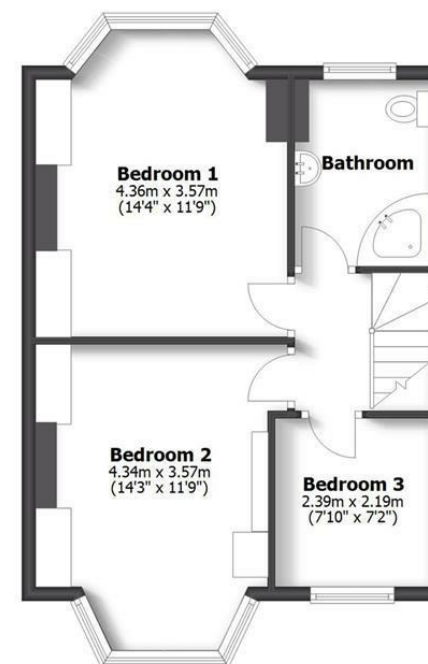
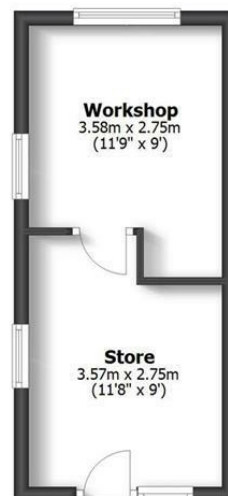
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



## 77 WOODLAND ROAD FINCHFIELD



Ground Floor



First Floor

HOUSE: 104.7sq.m. 1127sq.ft.  
OUTBUILDINGS: 18sq.m. 193sq.ft.  
**TOTAL: 122.7sq.m. 1320sq.ft.**

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



