



41 Bantock Gardens, Finchfield, Wolverhampton, WV3 9LP

BERRIMAN  
EATON



# 41 Bantock Gardens, Finchfield, Wolverhampton, WV3 9LP

A beautifully presented four bedroom detached property, providing spacious extended accommodation, in a quiet residential location

## LOCATION

Bantock Gardens stands within a couple of minutes walk of Bantock Park with its museum, courtyard café and 43 acres of parkland and delightful formal gardens.

There is easy access to the wide range of local facilities provided by Finchfield itself and there is also easy access to Wolverhampton city centre. There are local bus services and the area is well served by schooling of high repute in both sectors.

## DESCRIPTION

41 Bantock Gardens offers well-proportioned accommodation over two storeys with two reception rooms, kitchen, laundry and downstairs shower room to the ground floor and four bedrooms and two bath / shower rooms to the first floor. The gardens have been well looked after and the property benefits from gas central heating and double glazing.

## ACCOMMODATION

A double glazed door with side panel opens into the PORCH having cloaks cupboard, laminate floor and a further door into the RECEPTION HALL with laminate flooring, glazed door to the kitchen, door to the lounge and a DOWNSTAIRS SHOWER ROOM comprising tiled shower cubicle, WC, wash hand basin and a double glazed window. The LOUNGE is a superb size with coving, feature fireplace with marble hearth and slips, double glazed bay front window and glazed double doors into the DINING ROOM, with oak flooring, double glazed French doors to the rear and a door into the KITCHEN comprising a comprehensive range of wall and base mounted units with fitted Quartz work surface and tiled splash back, stainless steel sink and drainer, integrated dishwasher, space for appliances, including an American style fridge freezer and range style cooker with extractor fan above, double glazed rear and side window and door into the LAUNDRY having plumbing for a washing machine and space for a tumble dryer, under stairs storage cupboard, wall mounted gas boiler and a double glazed door to the side.

Stairs rise to the FIRST FLOOR LANDING. The PRINCIPAL BEDROOM SUITE comprises a double room, range of fitted wardrobes with drawers, rails and shelving, double glazed windows to the front elevation and an ENSUITE SHOWER ROOM with a tiled shower cubicle, wash hand basin with vanity cupboard beneath, chrome heated towel rail, laminate floor and window???. BEDROOM TWO is a double room with fitted wardrobes and double glazed rear window. BEDROOM THREE also has a double glazed window to the rear and BEDROOM FOUR has a range of fitted wardrobes with rails and shelving and a double glazed rear window. The well-appointed FAMILY BATHROOM has a panelled bath, WC, wash hand basin, laminate flooring, double glazed side window and access to the loft.

## OUTSIDE

The property is approached by a Tarmacadam DRIVEWAY affording off street parking for several vehicles, a carport and a double gate providing access to additional parking to the rear. The REAR GARDEN has a paved patio, shaped lawn and two garden sheds.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND E – 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 there is limited coverage indoors with all four main providers having likely coverage outdoors.  
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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

Offers Around  
£425,000

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.



## 41 BANTOCK GARDENS FINCHFIELD



**TOTAL: 132.5sq.m. 1427sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



