



53 Finchfield Road, Finchfield, Wolverhampton, WV3 9LQ

BERRIMAN  
EATON



# 53 Finchfield Road, Finchfield, Wolverhampton, WV3 9LQ

A beautifully presented, spacious four bedroom period property standing in a fine position opposite Bantock Park.

## LOCATION

Situated approximately two miles outside of Wolverhampton city centre on the Southwest side of the city, the property is well served by public transport and local shops close by in Finchfield.

The house stands in a lovely position with an outlook to the front across Bantock Park which provides 48 acres of parkland style grounds.

## DESCRIPTION

53 Finchfield Road has well-proportioned accommodation over ground and first floors with three reception rooms, a good size breakfast kitchen and four bedrooms a shower room and separate WC to the first floor. There are beautiful gardens to the rear and the property benefits from off street parking.

## ACCOMMODATION

A double glazed door with side panels opens into the RECEPTION HALL with coved ceiling, tiled flooring, a door to the CELLAR and a further door to the LOUNGE with double glazed bay sash windows to the front, picture rail, coved ceiling and feature fireplace with wooden surround and gas fire. The SITTING ROOM has double glazed French doors to the rear, window to the side, coved ceiling, brick feature fireplace with tiled hearth and multi fuel stove. The DINING ROOM has a double glazed sash window to the side elevation, built in storage cupboards, coved ceiling and a door opening into the BREAKFAST KITCHEN comprising wall and base mounted cupboards with fitted work surface and tiled splash back, stainless steel sink with drainer, integrated oven with hob and extractor above, space for a range of appliances including an American style fridge freezer, dishwasher and washing machine, tiled flooring, glazed side window and door to the rear and a GUEST CLOAKROOM with WC and wall mounted gas central heating boiler.

Stairs with wooden balustrading rise to the galleried LANDING with storage cupboard and pull down ladder access to the loft. BEDROOM ONE is a double room with a range of built in wardrobes, coving and double glazed sash windows. BEDROOMS TWO and THREE are both double rooms with double glazed sash windows and BEDROOM FOUR is a good size room with a sash window to the side elevation. The FAMILY BATHROOM comprises a panelled bath, tiled shower cubicle, wash hand basin and a sash window.

## OUTSIDE

The property has a low brick wall to boundary, gravelled DRIVEWAY providing off street parking and gated side access to the delightful REAR GARDEN with a paved terrace, steps down to the lawn, with a range of shrubs, flowers beds, water feature 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 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.

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

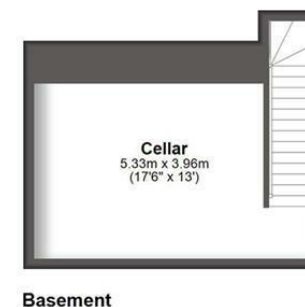
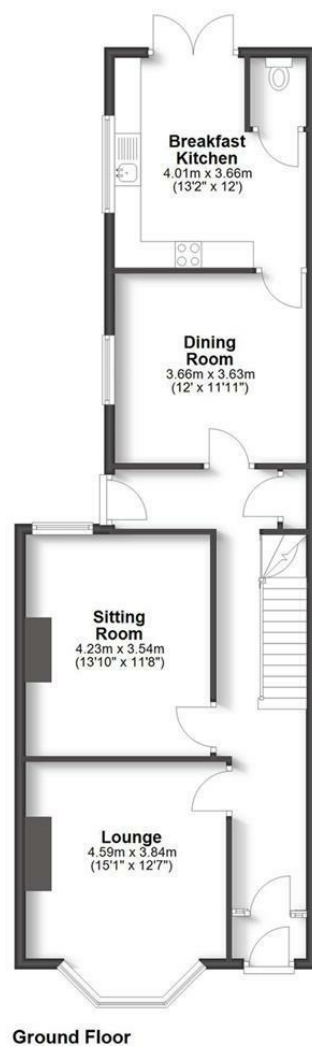
Asking Price  
**£389,950**

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.



## 53 Finchfield Road Finchfield



HOUSE: 153.9sq.m. 1657sq.ft.  
CELLAR: 21.6sq.m. 232sq.ft.  
**TOTAL: 175.5sq.m. 1889sq.ft.**

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



