



41 Broad Lane, Finchfield, Wolverhampton, WV3 9BW

BERRIMAN
EATON

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A traditional semi-detached property with accommodation over four floors and fantastic views over Bantock Park to the front

LOCATION

41 Broad Lane stands in an outstanding position with one of the principal attractions of the property being the superb outlook to the front over Bantock Park with its 48 acres of grounds. Finchfield is a sought after residential location with the wide ranging facilities available within Finchfield itself being within easy reach, there is easy access to Tettenhall and the city centre and the area is well served by schooling.

DESCRIPTION

41 Broad Lane is a lovely four bedroom semi-detached family home with superb, flowing accommodation to the ground floor with the added benefit of a cellar and a garden room.

The property benefits from double glazing and gas central heating and has the added benefit of no upward chain. There is a drive and garage and the potential to create additional parking at the rear should buyers so wish.

There is a garden building which offers the buyers the opportunity to create an additional room to suit their needs and could provide the basis for a home office, a gym or a workshop, subject to gaining all of the usual and necessary consents.

ACCOMMODATION

A glazed wooden door opens into the PORCH with a coloured glazed and leaded wooden door opening into the HALL with wood laminate flooring, coved ceiling and a stairway to the converted CELLAR which has wood laminate flooring, electric light and power. There is a LOUNGE has a double glazed bay window to the front, cast iron log effect gas fire, wood laminate flooring, a double glazed window to the side and an open archway through to the SITTING ROOM with a Victorian fireplace with tiled surround, double glazed window to the side, ceiling cornices and an open archway through to the DINING ROOM with wiring for a wall light, coved ceiling, wood laminate flooring, double doors into the garden room and an open archway into the KITCHEN with a range of wall and base units with roll top working surface, one and a half bowl sink and drainer with a double glazed window over into the garden room, space for a range style cooker with a Rangemaster extractor fan over, tiled splash back, integrated fridge freezer, integrated washing machine, tiled floor, integrated ceiling lighting and a door to a SHOWER ROOM with a fully tiled shower cubicle, pedestal wash basin, WC, tiled floor and tiled walls. The CONSERVATORY has double glazed windows to three elevations with wood laminate flooring, wiring for wall lights and double French doors to the rear garden.

Stairs with wooden balustrading rise from the hall to the first floor landing. The PRINCIPAL BEDROOM is a good size double room with a walk in double glazed bay window with lovely views facing over Bantock Park, wood laminate flooring, coved ceiling and built in wardrobes. BEDROOM TWO is also an excellent size double room with built in wardrobes, wood laminate flooring, coved ceiling and a double glazed window overlooking the rear garden. BEDROOM THREE is a good room with wood laminate flooring, coved ceiling and double glazed window overlooking Bantock Park and the large BATHROOM has a P-shaped bath with shower over and tiled surround, a tiled shower cubicle with waterfall head, a wash hand basin with vanity cupboards beneath and tiled splash back, a WC, a Worcester Bosch boiler and a double glazed window to the rear.

A further staircase rises to the upper floor with BEDROOM FOUR being a large double room into eaves and built in cupboards and a double glazed window to the side.

OUTSIDE

41 Broad Lane sits behind a low built boundary wall with two pedestrian wrought iron gates with a front garden laid in slate chippings with an ornate tree in the centre. To the side of the property is a DRIVEWAY laid in tarmac leading to the GARAGE with double doors, concrete floor, electric light and power and a courtesy door to the rear garden.

The lovely REAR GARDEN is in three sections with a patio to the rear of the property with a gravelled seating area with a Japanese style timber arch with steps leading to the shaped lawn with shrubs to the borders and a steppingstone path to the rear of the garden where there is a gravelled area with formerly had gates providing additional parking which could be reinstated should buyers so wish. There is a shed and a GARDEN ROOM which could be used for a variety of purposes such as home office or gym (STPP). The building currently has no electricity connected, but we are informed that there is an electrical path to the end of the garden that could be linked in. There is an external cold water supply.

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND C – 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 and Ultrafast are available

Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

The long term flood defences website shows very low risk.

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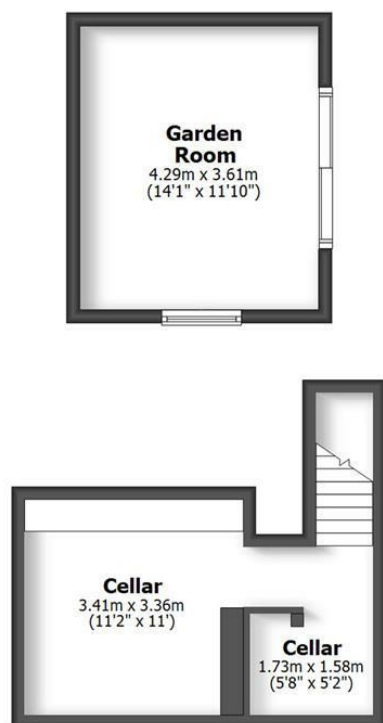
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



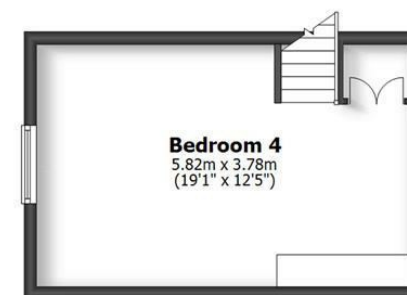
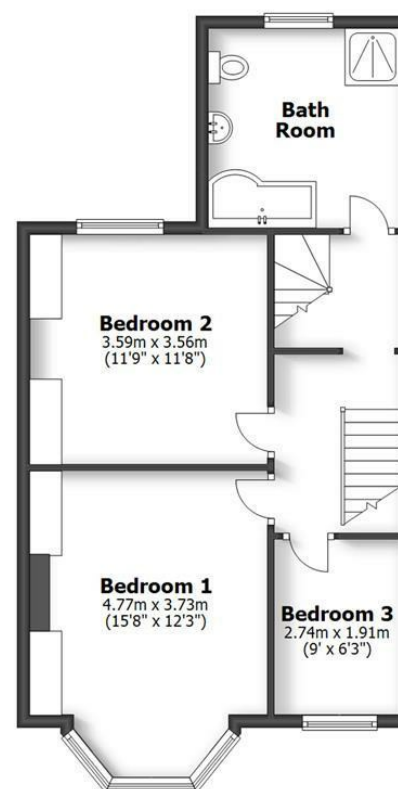
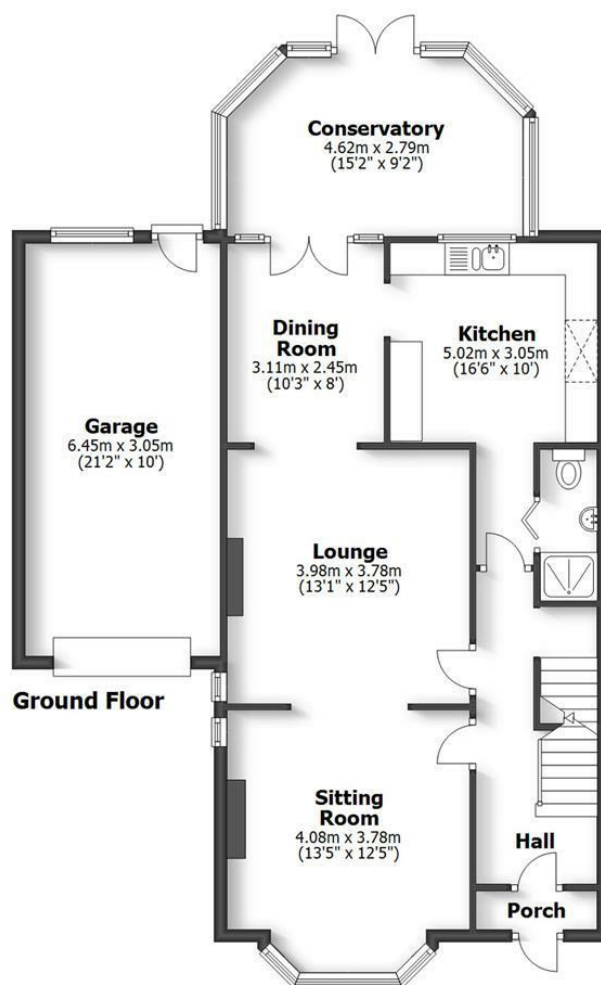
41 BROAD LANE FINCHFIELD

HOUSE: 150.9sq.m. 1624sq.ft.
CELLAR: 18.6sq.m. 200sq.ft.
GARAGE: 19.7sq.m. 212sq.ft.
GARDEN STORE: 15.5sq.m. 167sq.ft.
TOTAL: 204.7sq.m. 2203sq.ft.

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



Cellar



Second Floor

