



51 The Spinney, Finchfield

THOMAS HARVEY
ESTATE AGENTS

A Modern & Deceptive Three Bedroom Detached Family House With A Fully Stocked Mature Rear Garden, In Easy Walking Distance Of Finchfield Shopping Parade

51 The Spinney, Finchfield, Wolverhampton, WV3 9EU

Asking Price: £325,000

Tenure: Freehold

Council Tax: Band D - Wolverhampton

EPC Rating: E (54)

Total Floor Area: 1281sq feet (119.0sq metres)

Services: We are informed by the Vendors that all main services are installed

No Upward Chain

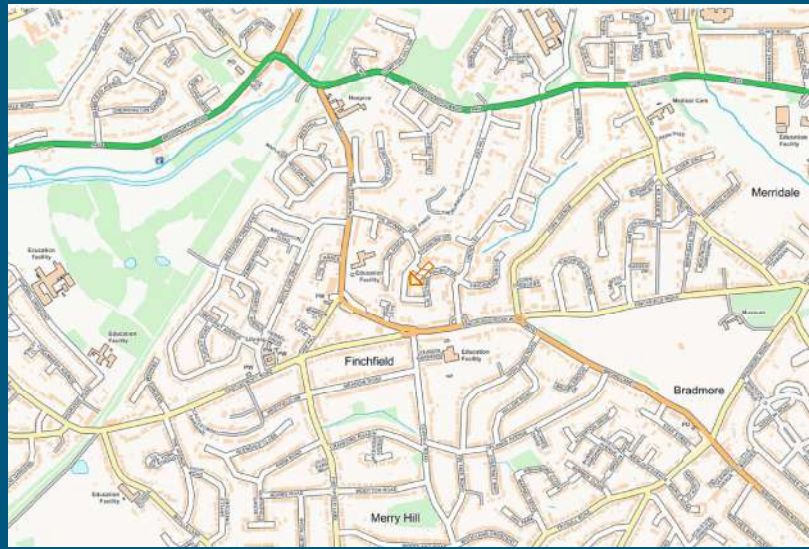
Occupying a choice position and located in a small select cul-de-sac in this popular residential area, within easy walking distance of Finchfield Shopping Parade & Bantock Park, this modern detached house has been well maintained by the present owners to provide a most charming home.

An excellent example of a family home and being deceptive externally, viewing of the interior is essential to appreciate the surprisingly spacious living accommodation which provides a versatile layout at approx. 1281sq feet (119.0sq metres).

The accommodation includes entrance hall with fitted cloakroom, front L-Shaped living room with stairs to first floor, separate sitting/ dining room and breakfast kitchen with a matching suite of units. Adjacent is a useful utility which also provides internal access into the tandem garage. Tremendous potential exists to reconfigure this space to create a full width open plan dining kitchen with family area (Subject to Planning Permission). On the first floor there are three bedrooms with the master being of a particularly good size and the bathroom has been refitted with a modern shower room suite. The landing also has the use of a walk in storage cupboard and access to the large loft space. At the front of the property is a driveway providing ample off road parking and of course leads to the garage. The fully stocked mature rear garden is certainly an impressive selling point of No 51, being landscaped to create a tranquil & colourful setting.

Not only convenient for the amenities at Finchfield Shopping Parade, the area is served well by popular schools in both sectors, a number of bus routes and the city centre is only approx. 2 miles away.

Offered with No Upward Chain and having the benefit of double glazing, the warm air centrally heated accommodation includes:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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Entrance Hall: Composite door with double glazed leaded opaque inserts, wall light point and coved ceiling.

Fitted Cloakroom: Low level WC, sink unit, coved ceiling, wall light points, tiled flooring and internal opaque window to side.

Living Room: 17'11" (5.45m max) x 15'1" (4.60m max)

Warm air duct, wall light points, coved ceiling, marble open fireplace and hearth with decorative surround and double glazed leaded bow window to front.

Dining Room: 13'7" (4.15m) x 8'8" (2.65m)

Warm air duct, wall light points, coved ceiling and double glazed leaded bow window to rear.

Breakfast Kitchen: 10'10" (3.30m) x 9'8" (2.95m)

Fitted with a matching suite of off white units comprising 1½ drainer sink unit with chrome mixer tap, a range of base cupboards & drawers with matching worktops, coved suspended wall cupboards, built in Bosch electric oven with four ring gas hob over and extractor hood, breakfast bar, recess for fridge, built in cupboard housing warm air central heating unit, coved ceiling, tiled flooring and double glazed leaded window to rear.

Utility: 6'11" (2.10m) x 4'7" (1.40m)

Built in worktop with base cupboard and plumbing for washing machine and dishwasher, suspended wall cupboard, part tiled walls, ceramic tiled flooring and internal door leading to garage.

Garage: 29'2" (8.90m) x 9'2" (2.80m)

Tandem garage with side opening garage door, power & lighting, utility area at the rear with worktop, built in storage cupboard housing meters and glazed opaque window to rear.

First Floor Landing: Walk in storage cupboard housing hot water system & shelving and loft hatch.

Bedroom One: 16'1" (4.90m) x 9'8" (2.95m)

Fitted with full width built in wardrobes with matching drawers and dressing area. Warm air duct, wall light point, coved ceiling and double glazed leaded window to rear.

Bedroom Two: 11'6" (3.50m) x 7'10" (2.40m)

Built in wardrobes with matching cupboards, warm air duct, wall light point and double glazed leaded window to front.

Bedroom Three: 11'6" (3.50m) x 7'10" (2.40m)

Warm air duct, built in desk with cupboards & drawers and double glazed leaded window to front.

Bathroom: 6'7" (2.00m) x 5'7" (1.70m)

Fitted with a white suite comprising corner shower with power shower, pedestal wash hand basin, low level WC, electric towel rail, part tiled walls, recess ceiling spotlights, laminate flooring and double glazed opaque window to side.

Rear Garden: Fully stocked and landscaped to create a most pleasant setting with full width paved patio, shaped centre lawn, flowering borders with a variety of shrubs and trees, garden shed and surrounding fencing.



















Ground Floor

Approx.: 829sq feet (77.0 sq metres)



First Floor

Approx.: 452sq feet (42.0 sq metres)

Total Floor Area Approx.: 1281sq feet (119.0 sq metres)

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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