



69 Finchfield Road, Finchfield

**THOMAS HARVEY**  
ESTATE AGENTS

# A Deceptive Four Bedroom Two Storey Detached Character House With A Host Of Character Features Throughout, Located Opposite The Favourite Bantock Park

**69 Finchfield Road, Finchfield, Wolverhampton, WV3 9LQ**

**Asking Price: £399,950**

**Tenure: Freehold**

**Council Tax: Band D – Wolverhampton**

**EPC Rating: D (61) No- 0034-5023-7400-0255-0292**

**Total Floor Area: 1765sq ft. (164.0sq metres) Approx.**

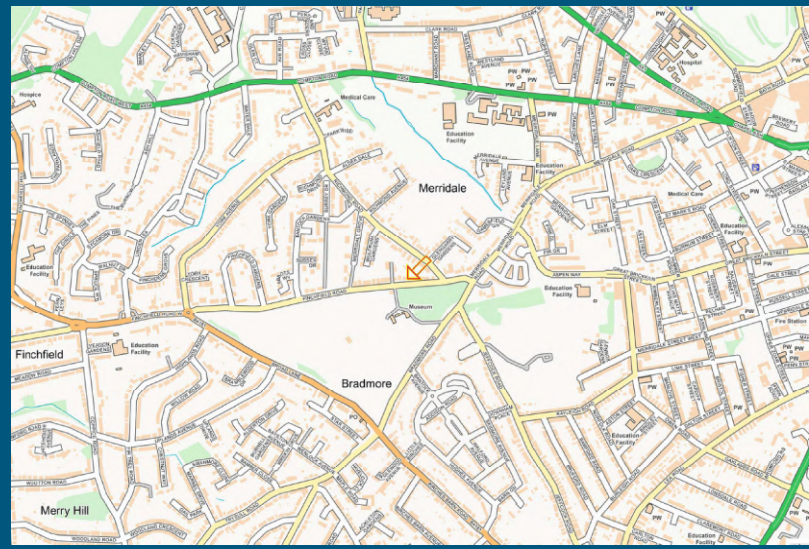
**Services: We are informed by the Vendors that all main services are installed**

Occupying a choice position in one of the most favoured areas in Finchfield having the majority of amenities within walking distance, this distinctive and deceptive two storey detached period property has been sympathetically well maintained over the years to create a spectacular family home with a host of character features throughout.

With front views overlooking the popular attraction known as Bantock Park, 69 Finchfield Lane is a perfect opportunity for purchasers requiring a bespoke attractive home ready to just move into! Deceptive externally and thoughtfully restyled to retain the charm and appeal of a period property yet tastefully appointed to create a fresh interior, viewing of the accommodation is essential to appreciate the surprisingly spacious living space which includes neat décor throughout, feature fireplaces, refitted kitchen & bathroom and a striking enclosed fully stocked rear garden.

The accommodation now comprises porch, welcoming reception hall with fitted cloakroom & parquet flooring, the choice of two reception rooms both with prominent fireplaces and the 19ft breakfast kitchen has been refitted with a modern white gloss suite. On the first floor, the galleried landing leads to two double bedrooms and a renovated family bathroom. A second staircase leads to the top floor with a study/ seating area and two further bedrooms. This level is ideal for independent teenagers requiring separate living space. At the front of the house is a enclosed block paved driveway with walling & iron railing and leads to the side garage. The fully stocked & good sized enclosed rear garden has been extensively landscaped to provide a most pleasant setting whilst offering the maximum privacy and is ideal for entertaining summer garden parties.

Convenient for the majority of amenities including schools in both sectors, a full range of shops, leisure facilities and useful for easy access to the city centre, this delightful house is a superb example of a good size stunning family home! Certainly one of the finest examples of its type, the gas centrally heated and double glazed accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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**Porch:** PVC triple glazed double doors with matching side windows and terracotta tiled flooring.

**Entrance Hall:** 14'9" (4.50m) x 7'7" (2.30m)

Internal hardwood door with leaded stained glass opaque windows, radiator, coved ceiling, wood parquet flooring and oak panelled staircase to first floor with built in storage below.

**Fitted Cloakroom:** White WC, sink unit, patterned ceramic tiled floor and extractor fan.

**Sitting/ Dining Room:** 14'9" (4.50m into bay) x 12'8" (3.85m)

Granite fireplace & hearth with electric fire, radiator, coved ceiling and double glazed bay window to front with stained glass leaded opaque inserts.

**Living Room:** 14'9" (4.50m) x 12'8" (3.85m)

Art deco style open fireplace with granite hearth, radiator, wall light points and full height double glazed picture window with double doors to rear garden.

**Breakfast Kitchen:** 19ft (5.80m) x 7'7" (2.30m)

Fitted with a matching suite of modern white gloss units comprising a range of base cupboards, drawers & suspended wall cupboards, light grey laminate worktops & tiled splashbacks, stainless steel single drainer sink unit with mixer tap, gas cooker with stainless steel extractor hood over, plumbing for dishwasher & washing machine, recess for under-counter fridge, concealed wall mounted gas fired central heating boiler, tiled flooring, double glazed window to side & rear, with matching doors.

**First Floor Galleried Landing:** Radiator, coved ceiling, double glazed window to front, stained glass leaded opaque window to side and separate staircase to second floor.

**Bathroom:** 7'3" (2.20m) x 6'3" (1.90m)

Fitted with a modern white suite comprising panelled bath, corner shower enclose with power shower & separate spray, low level WC, wall mounted wash hand basin, period style radiator with chrome heated towel rail, stone effect tiled walls & flooring, recessed ceiling spot lights and double glazed window to rear.

**Bedroom One:** 13'1" (4.00m) x 12'8" (3.85m)

Built in furniture including full width wardrobes & dressing table with drawers, radiator and double glazed picture window to rear.

**Bedroom Two:** 13'1" (4.00m) x 12'8" (3.85m)

Built in furniture including two sets of double wardrobes, radiator and double glazed window to front.

**Second Floor Landing With Study/ Seating Area:** 20'4" (6.20m) x 7'10" (2.40m)

Radiator, storage into eaves and Velux windows to front.

**Bedroom Three:** 11'10" (3.60m) x 10'10" (3.30m)

Radiator, built in shelving and Velux windows to rear.

**Bedroom Four:** 11'10" (3.60m) x 9'2" (2.80m)

Radiator and Velux window to rear.

**Garage:** 18'1" (5.50m) x 10'2" (3.10m)

Side folding garage doors, power, lighting and rear double doors to rear garden.

**Rear Garden:** A most fascinating & fully stocked rear garden with a vast range of shrubs & trees, creating not only a green & scenic setting but also offering the maximum privacy. A range of patios & lower full width terrace, lawned area, flowering borders, summer house, surrounding fencing & hedging.

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.













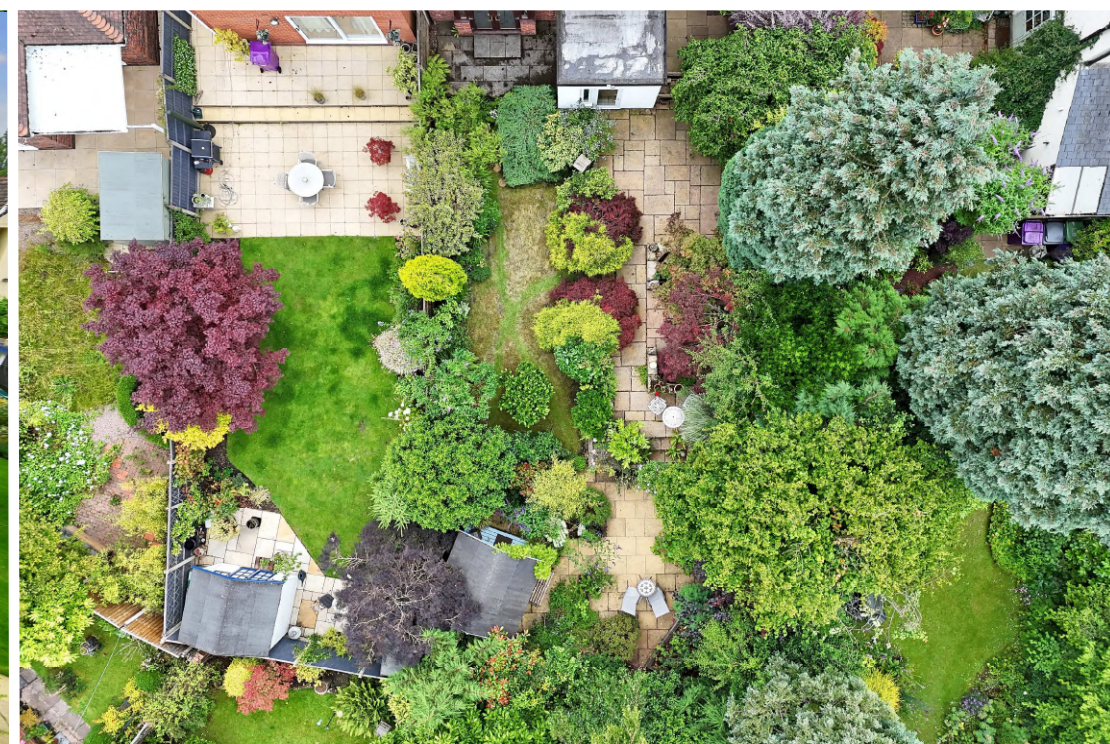




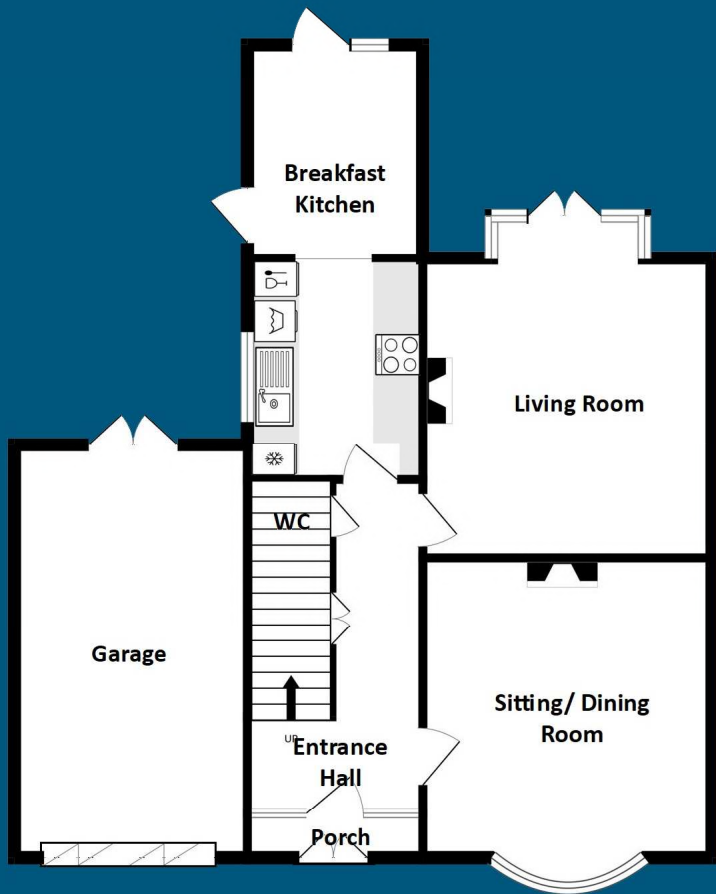






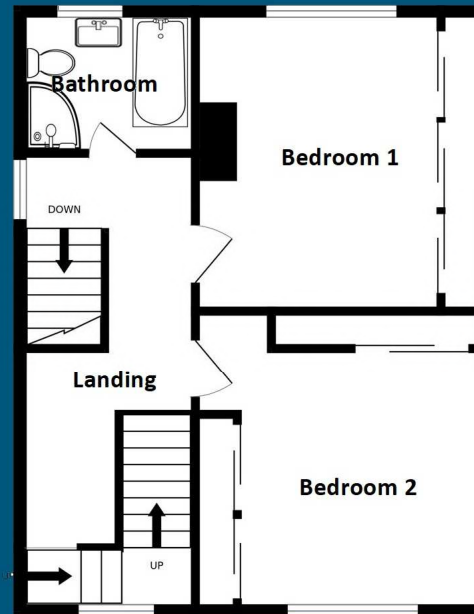




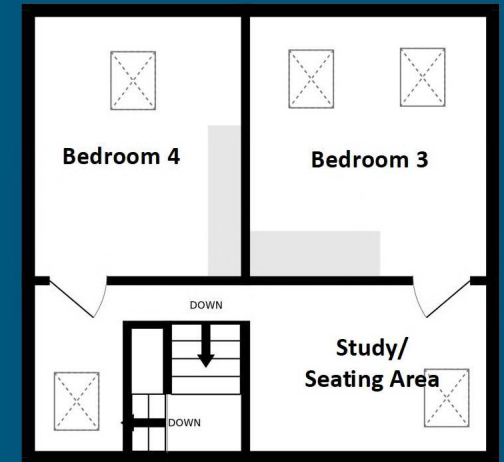


**Ground Floor**  
Approx. 818sq. ft (76.0sq. m)

**Total Floor Area: 1765sq. ft (164.0sq. m) Approx.**



**First Floor**  
Approx. 549sq. ft (51.0sq m)



**Second Floor**  
Approx. 398sq. ft (37.0sq m)

**PROPERTY MISDESCRIPTION ACT 1991**

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.

**MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.**

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