



56 Bantock Gardens, Finchfield

A Charming Three Bedroom Two Bathroom Extended Detached Family House, In A Deceptive Large Plot With Beautifully Landscaped Surrounding Gardens

56 Bantock Gardens, Finchfield, Wolverhampton, WV3 9LL
Asking Price: £365,000

Tenure: Freehold
Council Tax: Band E – Wolverhampton
EPC Rating: D (61) No: 2211-8388-3835-1223-7011
Total Floor Area: 1518sq feet (141.1sq meters) Approx.
Services: We are informed by the Vendors that all main services are installed

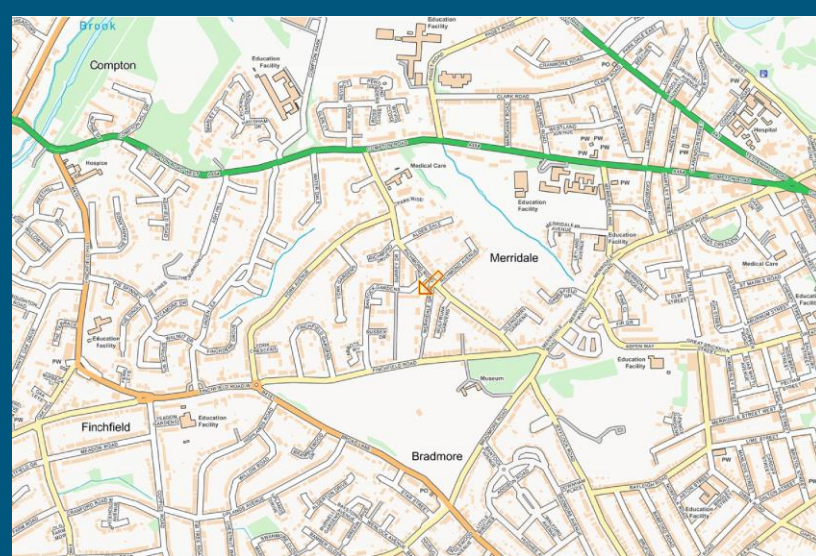
Occupying a pleasant position, set well back from the road by a large driveway, just off Richmond Road and therefore in a most sought after residential area & convenient for the majority of amenities, this deceptive detached property has been thoughtfully extended & restyled over the years to create excellent living accommodation, a superb example of a family house!

Deceptive externally, viewing of the interior is essential to appreciate this fine family home, the surprisingly spacious living accommodation which has been well maintained throughout incorporating many charming features. Having the benefit of high quality carpets & flooring, neutral décor, a fitted white kitchen, 56 Bantock Gardens also features a south facing rear garden which has been sympathetically landscaped to provide a most pleasant setting.

At approx. 1518sq feet., the extremely versatile layout includes entrance hall, front living room with gas fire and double doors to the 20ft sitting/ dining room and the kitchen sits at the front with a smart white suite. From the living room, there is access to the inner hall with a utility/ fitted cloakroom and stairs to the first floor. On this level there are three double bedrooms with the master being of a particularly large size with the advantage of built in wardrobes, concealed stores room and ensuite shower room. The family bathroom is fitted with a traditional coloured suite. At the front of the house is ample off road parking via the driveway and at the side is a 30ft tandem garage with workshop area at rear. As stated the rear garden is certainly a special selling point and provides a most private setting.

Bantock Gardens is within easy distance of the majority of the amenities having Finchfield facilities within walking distance, excellent schooling in both sectors, a number of local shops, the popular tourist attraction known as Bantock Park and of course Wolverhampton city centre is only minutes away.

Certainly an excellent example of its type and viewing a must to appreciate the deceptive interior, 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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Entrance Hall: PVC double glazed front door. Internal door from Entrance Hall to **Living Room: 17'1" (5.21m) x 11'10" (3.61m)** Radiator, wall light points, gas coal fire with marble style hearth, coved ceiling, gas coal fire double glazed bow window to front and internal hard wood opaque glazed doors to: **Sitting / Dining Room: 20'3" (6.18m) x 10'1" (3.08m)**

Radiator, wall light points, coved ceiling, double glazed window and matching patio doors to rear garden.

Kitchen: 12'6" (3.81m) x 8'1" (2.47m)

Fitted with a matching suite of white units comprising stainless steel single drainer sink unit, a range of base cupboards & drawers with matching worktops & breakfast bar, built in double Stoves oven with 4-ring gas hob, radiator, tiled flooring, extractor fan and double glazed bow window to front. Internal hard wood door leads to garage.

Inner Hall: Built in storage cupboard, coved ceiling and stairs to first floor. **Utility / Cloakroom: 8'7" (2.61m) x 5'7" (1.70m)** Built in double base cupboard with stainless steel single drainer sink unit, low level WC, plumbing for washing machine, suspended wall cupboard, radiator, coved ceiling, vinyl flooring and internal opaque glazed window and door to garage. **Tandem Garage: 29'1" (8.86m) x 11'3" (3.43m)** Side opening garage doors, power, lighting, workshop area at rear, skylights, glazed window to side and hardwood door to rear garden.

First Floor Landing

Bedroom One: 14' (4.26m) x 13'4" (4.06m)

Radiator, built in twin double wardrobes with overhead stores, coved ceiling and double glazed window to rear. Access through the wardrobe leads to concealed storage room housing Worcester gas fired central heating boiler. **Ensuite Shower Room: 7'6" (2.33m max) x 1'6" (1.92m)** Fitted with a white suite comprising corner shower enclosure with chrome power shower, vanity unit, low level WC, radiator, tiled walls, recessed ceiling spotlights, vinyl flooring and double glazed opaque window to side.

Bedroom Two: 13'10" (4.23m) x 8'2" (2.48m)

Built in double wardrobe with overhead stores, radiator, coved ceiling and double glazed window to front.

Bedroom Three: 12'3" (3.73m) x 6'10" (2.08m)

Built in double wardrobes with overhead stores, radiator and double glazed window to front.

Bathroom: 11'4" (3.49m) x 5'2" (1.59m)

Fitted with a coloured suite comprising panelled bath with shower spray, low level WC, pedestal wash hand basin, radiator, part tiled walls, coved ceiling, loft hatch, built in airing cupboard, vinyl flooring and double glazed opaque window to side.

South Facing Rear Garden: Neatly landscaped providing a most pleasant setting with L-Shaped paved patio, dwarf wall, shaped surrounding lawns with flowering borders, a variety of shrubs & trees, side terrace with garden shed & greenhouse, surrounding fencing and walling.

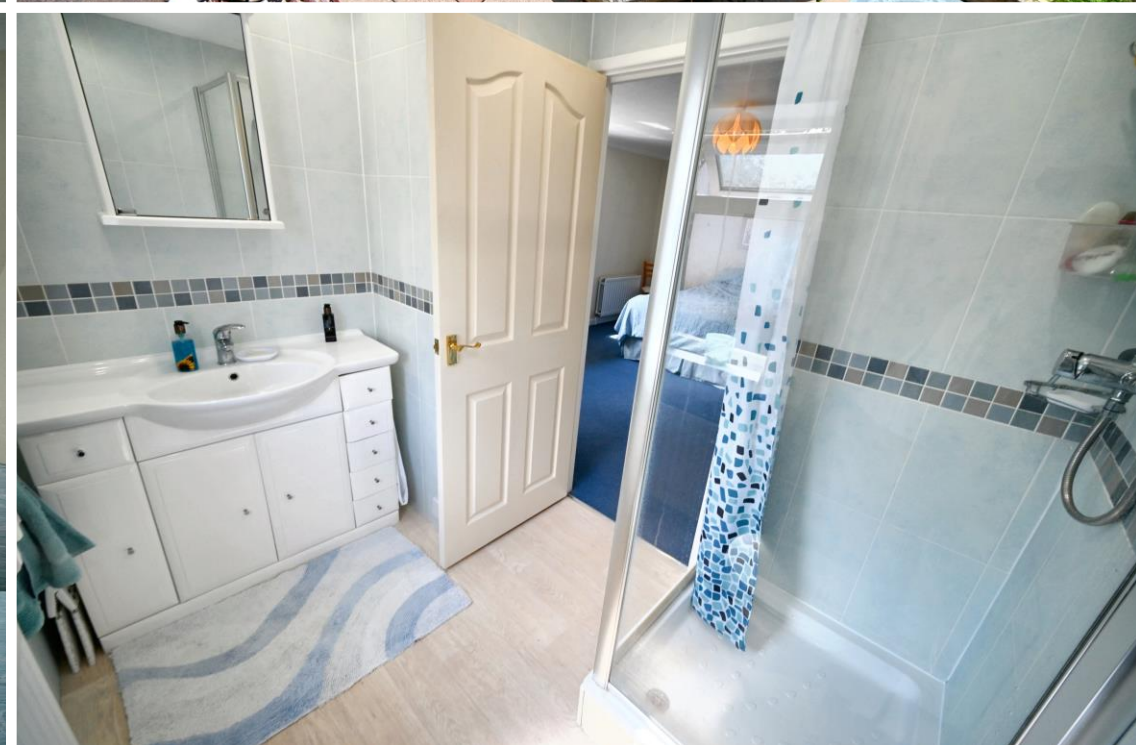












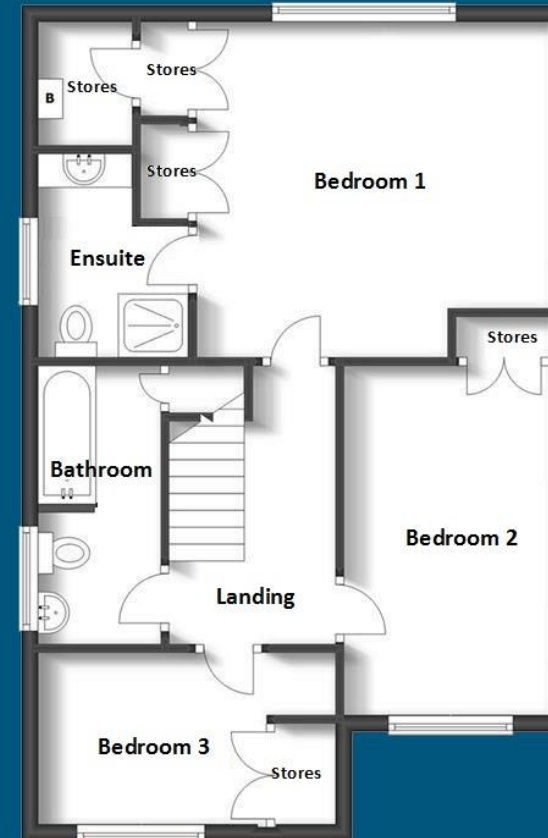




**Total Floor Area: 1518sq feet
(141.1sq metres) Approx.**



Ground Floor



First Floor

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.

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