



28 Richmond Avenue, Finchfield

THOMAS HARVEY
ESTATE AGENTS

An Individually Designed Two Bedroom Detached Superb Bungalow In An Exclusive Private Location Of Finchfield With An Striking 180ft Long Rear Garden

28 Richmond Avenue, Finchfield, Wolverhampton, WV3 9JB

Asking Price: £380,000

Tenure: Freehold.

Council Tax: Band E – Wolverhampton

EPC Rating: C (69) No: 9000-8056-0522-6497-3343

Total Floor Area: 1249sq.ft (116.0sq m.) approx.

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

No Upward Chain

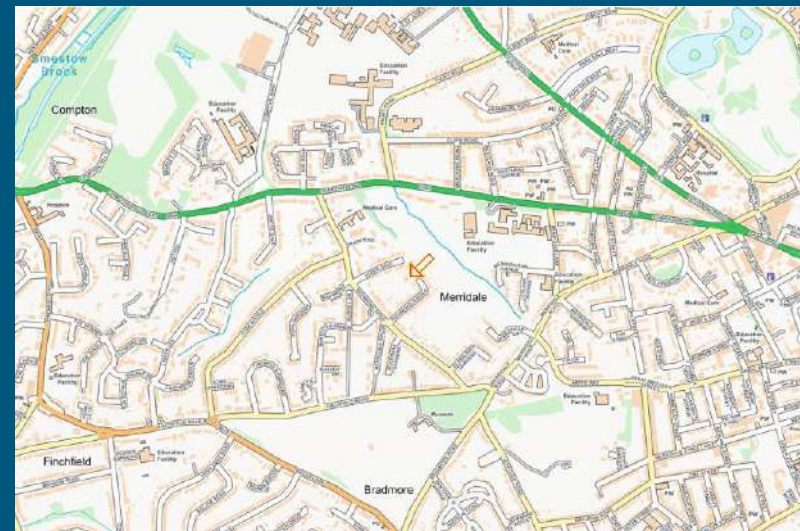
Occupying an exclusive & private position in this select cul de sac just off Richmond Road and therefore situated in one of the most favoured areas of Wolverhampton, this individually designed detached bungalow offers a number of characteristic & special features, with viewing an absolute must to appreciate this unique property.

Restyled over the years to provide a most attractive and distinctive home, 28 Richmond Avenue has been constructed to a well-planned design, creating a versatile interior whilst utilising the maximum space. At approximately 1,249sq feet, the comfortable accommodation is ideal for purchasers requiring the space from a traditional house, yet all on one level and ready to just move into.

The accommodation includes entrance hall, two double bedrooms at front, both with built in furniture & wardrobes, a large 'wet room' style shower room and breakfast kitchen with useful utility adjacent. From the entrance hall, the dining room has an open archway leading to the 19ft living room with double glazed conservatory off, this versatile space creates a large area, perfect for entertaining guests & large families. From the end of the cul de sac, the bungalow is approached via a private driveway providing off road parking and the benefit of a detached garage at front. The south west facing rear garden is without doubt a most impressive feature of the property having been extensively landscaped to create a most charming setting with patio, 180ft lawn, whilst providing the maximum privacy.

Although situated in a secluded position, the bungalow is still within easy reach of the majority of amenities having Finchfield, Compton and of course the city centre, all within easy reach. The area is served well for primary & secondary schools, regular bus routes and convenient distance to the favoured Bantock Park.

Truly one of the finest examples of its type and offering with No Upward Chain, the accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Reception Hall: 15'5" (4.70m) x 11'4" (3.45m)

Composite double glazed door with matching opaque side windows, tiled flooring, coved ceiling and loft hatch.

Bedroom One: 12'4" (3.75m) x 12'2" (3.70m)

Radiator, built in full width wardrobes, coved ceiling, laminate flooring and double glazed leaded bow window to front.

Bedroom Two: 15'7" (4.75m) x 9'6" (2.90m)

Built in furniture including twin double wardrobes with overhead stores, radiator, coved ceiling, laminate flooring and double glazed leaded window to front.

Shower Room / Wet Room: 13'0" (3.95m) x 7'7" (2.30m)

Fitted with a wet room style suite comprising walk in open shower with wall mounted chrome overhead shower with separate spray, recessed WC, vanity unit with storage, wall mounted mirrored cabinet, recessed ceiling spotlights, stone style tiled flooring & walls, built in airing cupboard housing hot water tank and double glazed leaded opaque window to side.

Dining Room: 12'2" (3.70m) x 9'6" (2.90m)

Radiator, coved ceiling, double glazed opaque leaded window to side and open archway to: **Living Room: 19'4" (5.90m) x 12'10" (3.90m)** Radiator, feature marble fireplace with gas fire and matching shelving, coved ceiling and internal hardwood glazed double doors to: **Conservatory: 12'4" (3.75m) x 10'10" (3.30m)**
Wall light points, ceiling fan, fitted window blinds, tiled flooring and double doors to rear garden.

Breakfast Kitchen: 19'4" (5.90m) x 9'0" (2.75m)

Fitted with a matching suite of laminate units comprising stainless steel 1½ drainer sink unit, a range of base cupboards & drawers with matching worktops, breakfast bar, built in electric oven with 4-ring ceramic hob & stainless steel extractor hood over, plumbing for dishwasher, radiator, coved ceiling, part tiled walls, tiled flooring and double glazed leaded window to side.

Utility: 8'10" (2.70m) x 6'3" (1.90m)

Plumbing for washing machine, radiator, wall mounted Worcester gas fired central heating boiler, laminate style vinyl flooring and double glazed leaded door and window to rear.

Detached Garage: 17'1" (5.20m) x 9'2" (2.80m)

'Up & Over' garage door, power, lighting and glazed window rear & side with matching door. **Rear Garden:** Enjoying a south-west facing aspect, this impressive approx. 180ft long rear garden provides a most green & scenic setting with paved patio having raised flower bed, large lawn, a variety of shrubs & trees, garden shed, 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.

















**Total Floor Area Approx.:
1249sq feet (116.0 sq metres)**



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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3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
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