



12 Farm Road, Finchfield

**THOMAS HARVEY**  
ESTATE AGENTS



*An Impressive & Well Designed Four Bedroom Detached Family House In An Exclusive Location Just Off Finchfield Lane & Therefore In A Favoured Residential Area!*

**12 Farm Road, Finchfield, Wolverhampton, WV3 8EW**  
**Asking Price: £550,000**

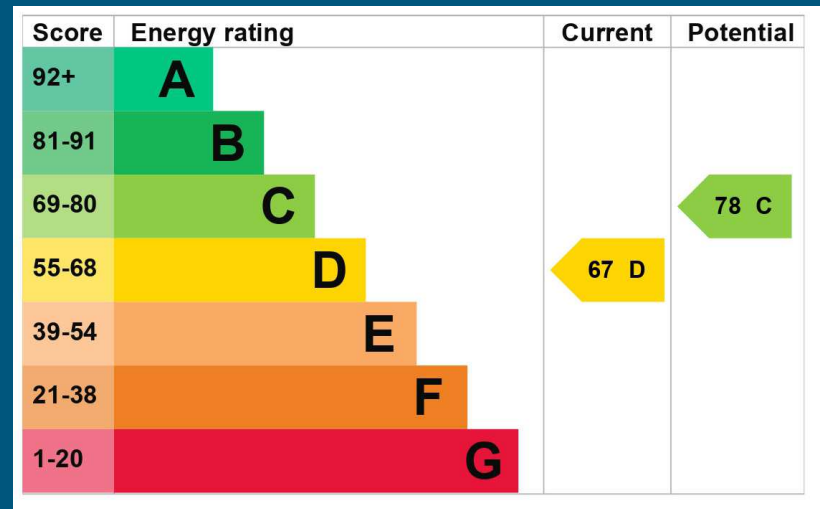
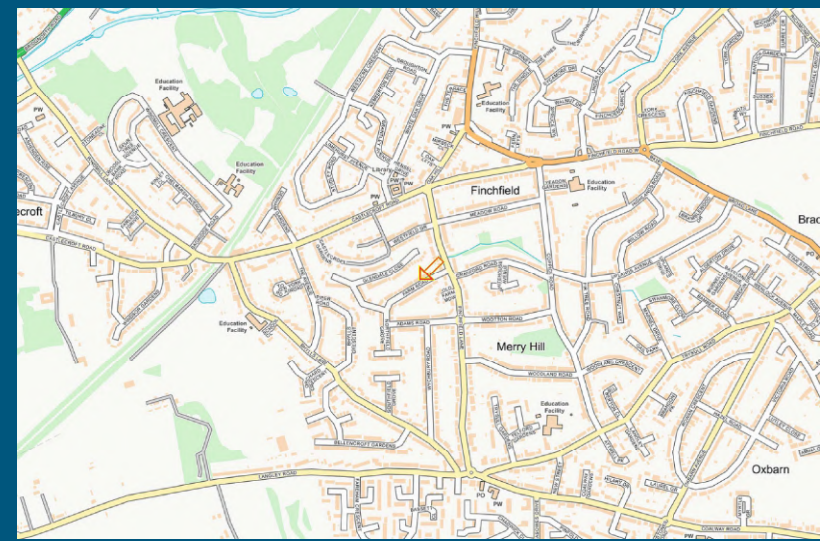
**Tenure: Freehold**  
**Council Tax: Band E – Wolverhampton**  
**EPC Rating: D (67) No: 0300-2787-1420-2795-4685**  
**Total Floor Area: 1556.4sq feet (144.6sq metres) Approx.**  
**Services: We are informed by the Vendors that all main services are installed**

Occupying a choice position in this exclusive location just off Finchfield Lane, yet set well back from the road, this individually designed detached house boasts a number of impressive features throughout and is undoubtedly a first class example of a family home.

Very well maintained over the years to provide a most attractive interior and designed to utilise the maximum space, 12 Farm Road is ideal for buyers requiring a home, ready to just move into. At approx.1556.4sq. feet, the accommodation includes reception hall with L-Shaped staircase to first floor, guest cloakroom, front dining room and a 21ft long through living room with patio doors onto the rear decking. The ground floor also includes a spacious breakfast kitchen which is fitted with an extensive suite of matching units. On the first floor, the galleried landing leads to four bedrooms, with three being double rooms and a well-appointed bathroom. At the front of the house is a block paved 'in & out' driveway providing ample off road parking and leads to the tandem garage offering even further parking. A special feature is certainly the mature and fully stocked rear garden which not only provides a pleasant & private outlook but has the benefit of a large decked terrace, creating a fantastic outdoor area to entertain guests & families.

Within easy access of the city centre, Farm Road also benefits from being in walking distance of local facilities including shops at Merryhill & Finchfield Shopping Parade, local bus routes and several chosen schools in both sectors.

Internal inspection is highly recommended to appreciate this most individual property being a superb example of its type and further comprises:



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**Entrance Hall:** Composite front door with opaque double glazed windows, radiator, coved ceiling and L-Shaped staircase to first floor.

**Fitted Cloakroom:** Fitted with a white suite comprising low level WC, sink unit, radiator, tiled walls with wall mounted mirror, tiled effect vinyl flooring and hardwood opaque double glazed window to rear.

**Dining Room: 12'4" (3.76m) x 11'1" (3.37m)**

Open fireplace with tiled hearth & wood surround, radiator, coved ceiling and double glazed window to front.

**Living Room: 20'1" (6.11m) x 11'11" (3.64m)**

Feature marble style fireplace with matching hearth, decorative surround & gas coal fire, radiator, coved ceiling, double glazed window to front and matching patio doors to rear garden/ decking.

**Breakfast Kitchen: 18'10" (5.74m) x 9'11" (3.02m)**

Fitted with a matching suite of laminate units comprising 1½ drainer sink unit, an extensive range of built in base cupboards & drawers, suspended wall cupboards with lighting, recess & gas point for Rangemaster style cooker, stainless steel extractor hood over, radiator, recessed ceiling spotlights, tiled effect cushioned flooring, side door and hardwood double glazed window to rear.

**First Floor Landing:** Radiator, coved ceiling, double glazed hardwood window to rear and loft hatch with pull down ladder to attic space.

**Bedroom One: 13'1" (4.00m) x 9'11" (3.02m)**

Radiator and double glazed window to front.

**Bedroom Two: 10'1" (3.07m) x 9'7" (2.93m)**

Built in cupboard, radiator and double glazed windows to front.

**Bedroom Three: 12'2" (3.71m) x 9'8" (2.95m)**

Built in mirrored wardrobe, radiator and hardwood double glazed window to rear.

**Bedroom Four: 9'1" (2.76m) x 8'2" (2.48m)**

Built in wardrobe, radiator and double glazed window to front.

**Bathroom: 9'11" (3.02m) x 9ft (2.74m)**

Fitted with a white suite comprising tiled bath, separate walk in shower, low level WC, pedestal wash hand basin, radiator, built in airing cupboard, recessed ceiling spotlights, tiled effect vinyl flooring and hardwood opaque double glazed windows to rear.

**Garage: 23'11" (7.28m) x 9ft (2.75m)**

Tandem garage with power, lighting, up & over garage door and wooden folding doors to rear.

**Rear Garden:** A mature & fully stocked rear garden, measuring at almost 90ft long with an impressive large bespoke decked terrace with matching railings, overlooking the lower lawn, flowering borders with a variety of shrubs & trees, surrounding fencing and gated side entrance.

**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.































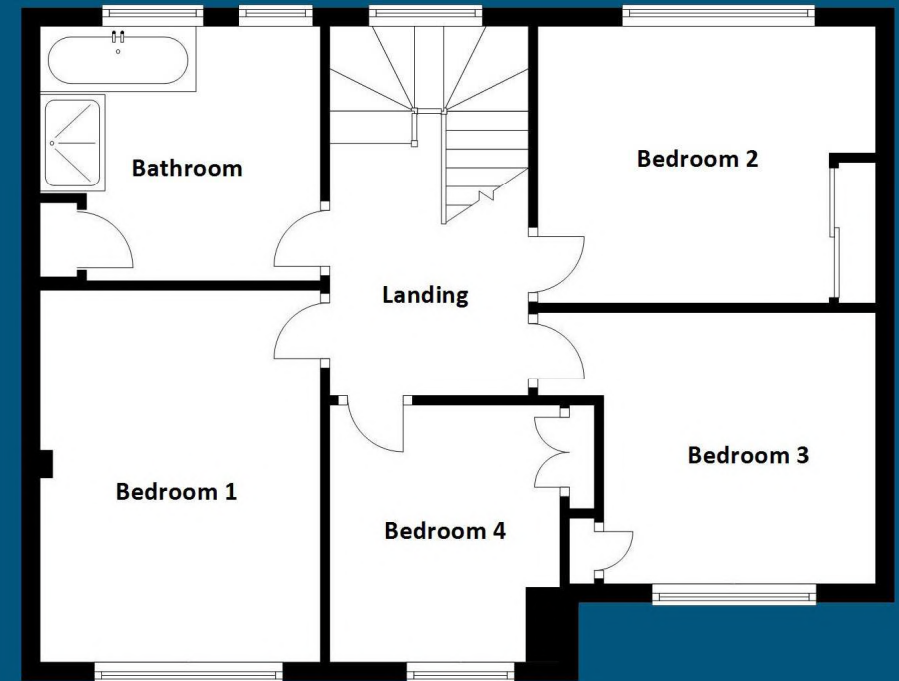






**Ground Floor**  
Approx.: 922.0sq feet (85.7sq metres)

**Total Floor Area: 1556.4sq feet  
(144.6sq metres) Approx.**



**First Floor**  
Approx.: 634.4sq feet (58.9sq 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.

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

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2. All statements contained in these particulars as to this property are made without responsibility on the part of Thomas G Harvey & Company or the vendor.
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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