



28 Wootton Road, Finchfield

THOMAS HARVEY
ESTATE AGENTS

An Individually Designed Five Bedroom Two Bathroom Detached Family House In One Of The Most Favoured Locations In Finchfield With The Added Feature Of Having A Most Picturesque Outlook Over The Coppice & Woodland At Rear!

28 Wootton Road, Finchfield, Wolverhampton, WV3 8EG

Asking Price: £575,000

Tenure: Freehold

Council Tax: Band D – Wolverhampton

EPC Rating: D (62) No: 2835-1122-9400-0269-7222

Total Floor Area: 1,762.6sq feet (163.8sq metres) Approx.

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

Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available

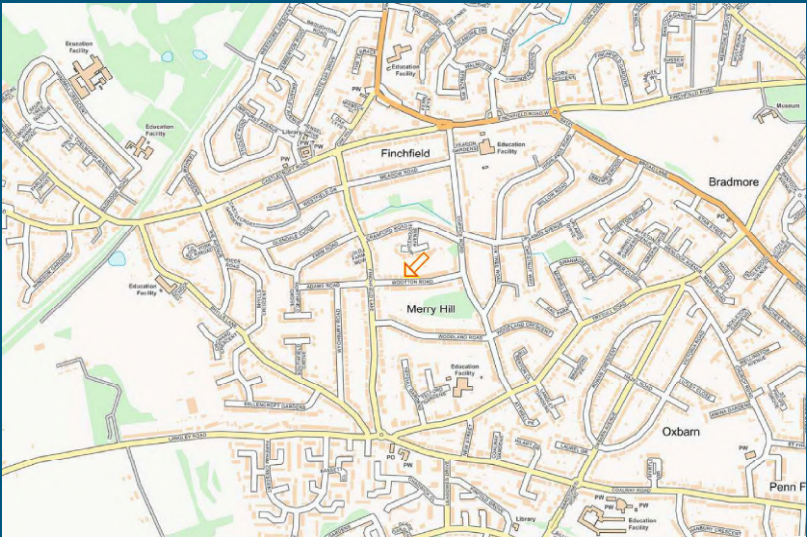
Mobile: Ofcom checker shows three of four main providers have likely coverage indoor and all four have likely coverage outdoor.

Located in one of the most highly regarded addresses in Finchfield, 28 Wootton Road is an individually designed detached house, having been extended & restyled over the years to create a wonderful example of a large family home!

Viewing of the extended accommodation is essential to comprehend the surprisingly spacious living accommodation at approx. 1,762.6sq feet which is stylishly appointed throughout yet maintaining the charm and appeal of a traditional property. Perfect for buyers ready to just move into, the property includes many pleasant features, having quality carpets & flooring, smart décor throughout, good sized bedrooms, 20ft living room and a charming south facing rear garden with coppice adjacent.

The gas centrally heated & double glazed interior includes porch to entrance hall, front sitting/ dining room, 20ft living room and a large breakfast kitchen which is fitted with an extensive suite of matching laminate units. Adjacent is a useful utility/ rear lobby with downstairs WC, and the garage can also be accessed via the kitchen. On the first floor there are five bedrooms with four certainly double rooms, a well-appointed family bathroom and luxury ensuite shower room from the master suite. At the front of the property is a double width driveway providing ample off road parking and leads to the garage. The approx. 100ft long fully stocked rear garden enjoys a south-west facing aspect and has been landscaped to provide a most pleasant setting whilst maintaining the maximum privacy.

Within walking distance of the majority of amenities at Finchfield Shopping Parade, together with excellent schools in both sectors, public transport links and having the popular attraction known as Bantock Park close by. The city centre is also a short distance away at less than approx. 2miles, therefore ideal for commuting to principal towns & cities. Internal inspection is highly recommended to appreciate this most individual property being a superb example of its type and further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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Reception Porch: Full height double glazed leaded opaque door with matching side windows and tiled flooring. **Entrance Hall:** Internal hardwood opaque glazed leaded door with double glazed leaded internal windows, radiator, period style coved ceiling, wood stripped flooring and panelled staircase to first floor with built in storage cupboard below.

Sitting/ Dining Room: 11'5" (3.48m) x 11ft (3.35m)

Feature black tiled fireplace with decorative surround & gas coal fire, radiator, coved ceiling and double glazed leaded bay window to front.

Living Room: 20'4" (6.21m) x 11'6" (3.50m)

Two radiators, coved ceiling and double glazed patio doors to rear.

Breakfast Kitchen: 17'1" (5.21m) x 12'8" (3.85m)

Fitted with a matching suite of laminate units comprising stainless steel single drainer sink unit with mixer tap, a range of base cupboards & drawers with matching laminate worktops, suspended wall cupboards with under lighting, built in appliances include dishwasher, electric double oven with combination grill/ oven over & 5-ring gas hob with stainless steel extractor hood, two radiators, recessed ceiling spotlights, tiled flooring and double glazed windows to rear.

Garage: 17'9" (5.42m) x 10'3" (3.12m)

'Up & Over' garage door to front, shelving, power and lighting.

Utility: Fitted with a suite to match the kitchen suite with a range of base cupboards, drawers & suspended wall cupboards, wall mounted gas fired central heating boiler, plumbing & recess for both washing machine & dryer, stainless steel single drainer sink unit, tiled splashbacks, ceramic tiled flooring and PVC double glazed opaque door to rear.

Fitted Cloakroom: Fitted with a white suite having low level WC, stainless steel wash hand basin with glass sink, chrome heated towel rail, tiled walls & flooring and double glazed opaque window to side.

First Floor Landing: Coved ceiling and loft hatch.

Bedroom One: 12'8" (3.87m) x 9'7" (2.93m)

Radiator, coved ceiling and double glazed window to rear. **Ensuite Shower Room: 7'1" (2.15m) x 5'6" (1.68m)** Fitted with a luxury modern suite comprising walk in double shower with chrome overhead rainfall shower & separate handheld spray, pedestal wash hand basin, low level WC, graphite heated towel rail, tiled walls & flooring, recessed ceiling spotlights, extractor fan and double glazed opaque window to side.

Bedroom Two: 12'8" (3.87m) x 11'6" (3.51m)

A range of built in furniture including wardrobes, overhead stores, base cupboards & dressing table, radiator, reading lights, coved ceiling and double glazed window to rear.

Bedroom Three: 11'5" (3.48m) x 11ft (3.35m)

Full width built in wardrobes, radiator, coved ceiling and double glazed leaded bay window to front.

Bedroom Four: 10'3" (3.12m) x 8'9" (2.67m)

Radiator, coved ceiling and double glazed leaded window to front.

Bedroom Five: 8ft (2.45m) x 7'3" (2.21m)

Radiator and double glazed leaded window to front.

Family Bathroom: 9'11" (3.02m) x 7'1" (2.16m)

Fitted with a heritage style off white suite comprising corner bath with shower unit over, low level WC, pedestal wash hand basin, radiator with chrome heated towel rail, tiled walls & flooring, wood panelled ceiling, loft hatch and double glazed opaque window to rear.

Rear Garden: At approx. 100ft long and enjoying a south facing aspect, the fully stocked rear garden is certainly feature of No 28, having a raised terrace with chequered patterned tiles, vast centre lawn with shaped borders having a variety of shrubs & trees, rear tiered rockery with plants, garden storage, timber shed, surrounding fencing & hedging and gated side access.

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.











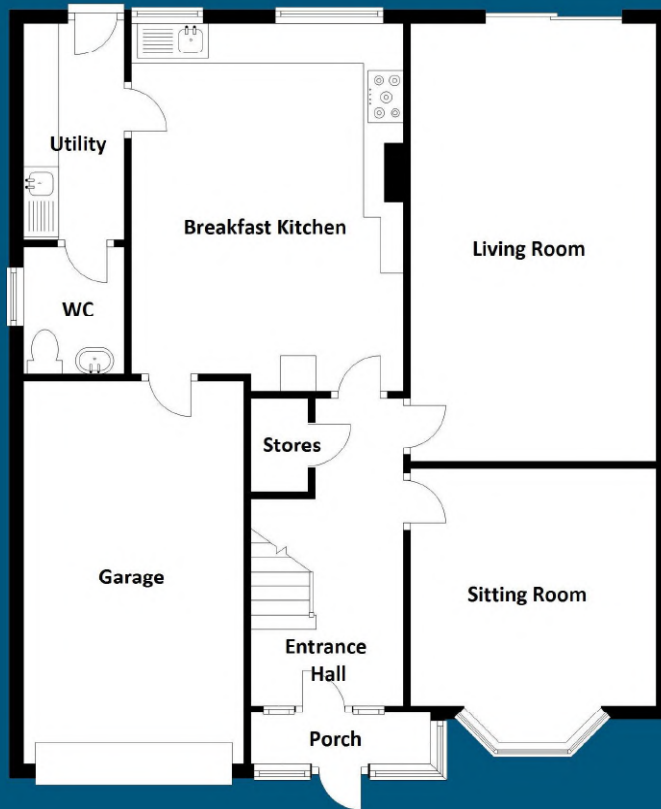






Ground Floor

Approx.: 992.6sq feet
(92.2sq metres)



First Floor

Approx.: 770sq feet
(71.5sq metres)



**Total Floor Area: 1762.6sq feet
(163.8sq metres) Approx.**

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate

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.

Thomas G Harvey for themselves and for the vendors of this property whose agents they are, give notice that:-

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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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