



85 Woodland Road, Finchfield

THOMAS HARVEY
ESTATE AGENTS

An Individually Designed Three Bedroom Semi Detached House, Restyled To Provide A Stunning Interior Whilst Maintaining The Charm & Appeal Of A Character Property. With A Stunning 130ft Long Rear Garden!

85 Woodland Road, Finchfield, Wolverhampton, WV3 8AP

Asking Price: £320,000

Tenure: Freehold

Council Tax: Band C – Wolverhampton

EPC Rating: D (61) No: 0390-2094-2470-2225-8841

Total Floor Area: 1062.8sq feet (98.8sq metres) Approx.

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

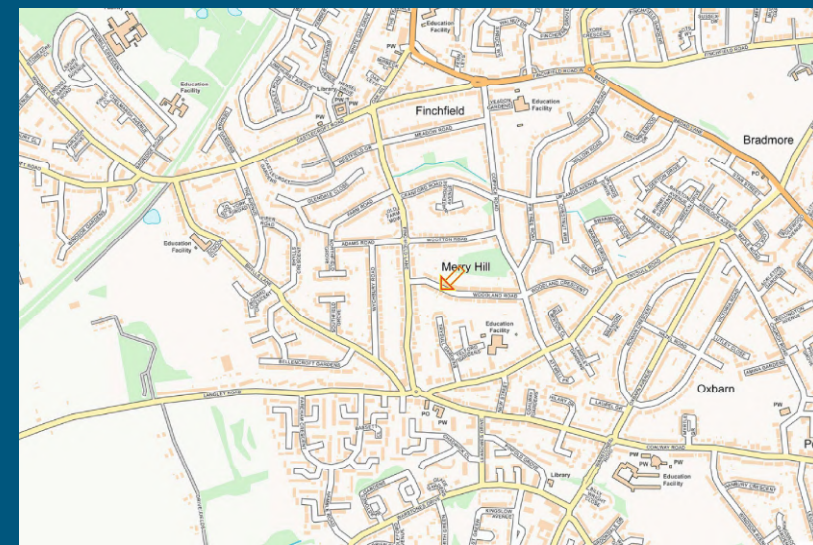
Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available

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

Situated in a highly sought after residential area in Wolverhampton, occupying a choice position just off Finchfield Lane, this charming semi-detached has been sympathetically remodelled in recent years to a superior specification providing a beautifully presented interior, with no expense spared! A first class example of its type, viewing of the accommodation is essential to comprehend the spacious living accommodation at approx. 1062.8sq feet which is stylishly appointed throughout yet maintaining the charm and appeal of a period property. Incorporating many striking features including quality carpets & flooring, fresh décor throughout, a number of external doors & double glazed windows, luxury refitted modern bathroom and an excellent open plan kitchen with dining & family area having French doors to the rear garden.

Thoughtfully designed, the versatile interior offers outstanding living accommodation ideal as a family house and now includes reception porch to entrance hall with stairs to first floor & built in cloaks storage, front sitting room with feature period style fireplace and an excellent open plan living space at rear, perfect for entertaining guests & large families, which includes family area, kitchen & dining room. The ground floor also includes a rear inner lobby leading to the utility & guest cloakroom. On the first floor the landing leads to three double bedrooms and the bathroom has been refitted with a modern white suite. At the front of the house is block paved driveway providing off road parking with double gates at side to exterior storage space. The rear garden is certainly a feature of No 85, enjoying a south facing aspect and measuring at approx. 130ft long, the fully stocked garden has been landscaped to create a most beautiful outlook.

Within easy access of the city centre, Woodland Road 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. Also having the popular attraction known as Bantock Park close by and 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		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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Reception Porch: PVC double glazed double doors and tiled flooring. **Entrance Hall:** Internal hardwood opaque internal door with matching leaded opaque stained glass side windows, covered radiator, wood stripped flooring and panelled staircase to first floor. **Downstairs Cupboard:** Double glazed opaque window to side.

Lounge: 12'10" (3.90m) x 11'1" (3.38m)

Feature period style tiled fireplace with wood surround, radiator and double glazed bay window to front with opaque leaded inserts.

Rear Open Plan Living Room: 11'1" (3.39m) x 10'11" (3.34m) With Kitchen: 9ft (2.74m) x 6'9" (2.05m) & Dining Area: 9'7" (2.91m) x 8'8" (2.64m)

Open fireplace with tiled hearth & log burner stove laminate flooring and open archway to dining area with radiator, laminate flooring and double glazed French doors to rear garden.

Kitchen:

Fitted with a smart contemporary traditional suite of sage coloured including base cupboards & drawers with matching suspended wall cupboard, Belfast sink unit, hardwood worktops with breakfast bar, built in fridge, twin electric oven, 4-ring gas hob with stainless steel extractor hood over, plumbing for slim line dishwasher, wall mounted gas fired central heating boiler, laminate flooring and double glazed window to side.

Rear Lobby: Double glazed side window and leading to **Utility / Cloakroom: 7'1" (2.15m) x 5'2" (1.57m)** Low level WC, sink unit, plumbing for washing machine, suspended wall cupboard, radiator and double glazed windows to rear.

First Floor Landing: Floor to ceiling built in storage cupboard, loft hatch and double glazed opaque window to side.

Bathroom: 8ft (2.43m) x 5'4" (1.63m)

Refitted with a modern white suite comprising panelled bath with chrome rainfall shower head, separate handheld spray & side screen, recessed WC, vanity unit, chrome heated towel rail, part tiled walls, laminate flooring and double glazed opaque windows to rear.

Bedroom One: 12'9" (3.89m) x 11'1" (3.37m)

Period style fireplace with tiled hearth & surround, radiator and double glazed bay window to front with leaded opaque inserts.

Bedroom Two: 10'11" (3.33m) x 10'2" (3.09m)

Built in storage including cupboards, wardrobes & overhead stores, radiator and double glazed window to rear.

Bedroom Three: 9ft (2.75m) x 7ft (2.14m)

Radiator, laminate flooring and double glazed window to front with leaded opaque inserts.

Rear Garden: Enjoying a south-facing aspect, this fully stocked mature rear garden which measures at almost 130ft long, has been neatly landscaped to create a most beautiful setting and includes a paved & gravelled terrace, shaped lawn with centre path, flowering borders with a variety of shrubs & trees, garden sheds with decking, vegetable plot, timber garden stores, surrounding fencing, rear hedging, exterior power & lighting and gated side entry.

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.

















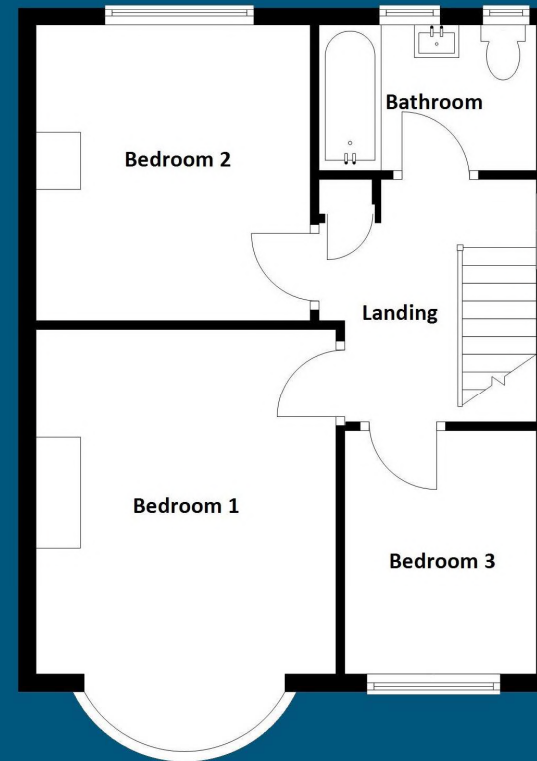




Ground Floor
Approx.: 614sq feet
(57.1sq metres)

**Total Floor Area: 1062.8sq feet
(98.7sq 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



First Floor
Approx.: 448.4sq feet
(41.7sq 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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