



9 York Gardens, Finchfield

THOMAS HARVEY
ESTATE AGENTS

An Individually Designed Three Bedroom Semi-Detached House, In A Favoured Residential Area Just Off York Avenue & Perfect For Buyers Requiring A First Class Family Home, Ready To Just Move Into!

9 York Gardens, Finchfield, Wolverhampton, WV3 9BY

Asking Price: £365,000

Tenure: Freehold

Council Tax: Band C – Wolverhampton

EPC Rating: D (58) No: 2200-4184-6184-4571-1774

Total Floor Area: 1,144.1sq feet (106.3sq metres) Approx.

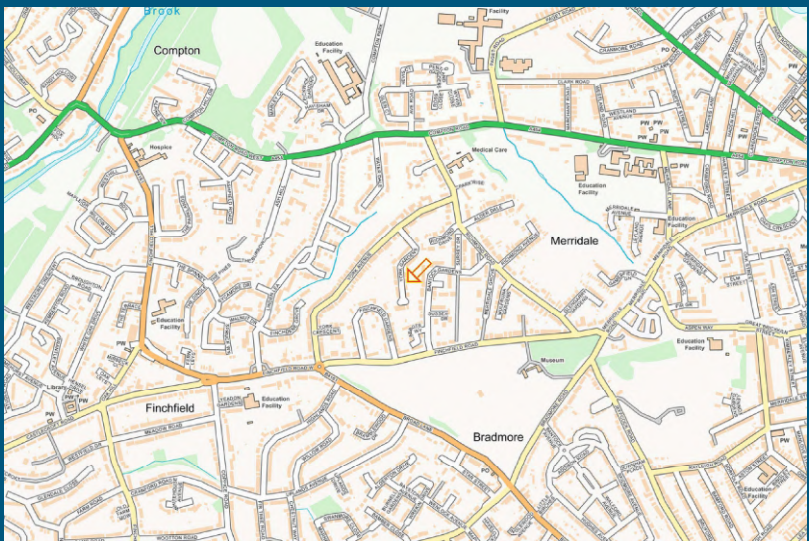
Services: We are informed by the Vendors that all main services are installed

Occupying a choice cul-de-sac position in one of the most established addresses in Finchfield and near to the popular attraction known as Bantock Park, this character semi-detached house, offers spacious & versatile living accommodation and has been extensively restyled in recent years, with no expense spared to create a stunning home.

The modern and attractive living accommodation offers a contemporary interior yet retaining the charm and appeal of a traditional home. Viewing is highly recommended to appreciate this most individual property being a superb example of its type and having a number of high quality fittings throughout including fresh & trendy décor, quality carpets & flooring, luxury bathroom, an excellent open plan dining kitchen with French doors to rear garden and the garage has been converted into a fully insulated home office, which could of course be used for a multitude of purposes.

At approx. 1144.1sq feet, the accommodation includes canopy porch to charming entrance hall with C-Shaped staircase to first floor, front living room with multi fuel burning stove and at the rear of the house is a most impressive open plan dining kitchen, fitted with a smart quality suite and French doors open onto the rear garden. The ground floor also includes a useful utility and downstairs WC. On The first floor, the landing leads to three good sized bedrooms and the bathroom is fitted with a luxury white suite. At the front of the property is a double width driveway providing ample off road parking and a gated side entry leads to the detached garage which has been converted into the home office. A selling point is undoubtedly the east facing landscaped rear garden which not only provides a picturesque setting, but creates an excellent useable outdoor space. At the rear of the garden is a large decked terrace with a generous summerhouse with power & lighting.

Within walking distance of the majority of amenities at Finchfield Shopping Parade including local shops, popular cafes & Public Houses, public transport links and excellent schools in both sectors. The city centre is also a short distance away at less than approx. 2miles, therefore ideal for commuting to principal towns & cities. An excellent example of a charming family home, the gas centrally heated & double glazed accommodation further comprises:



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 58 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



T: 01902 758111

E: properties@thomasharvey.co.uk

W: www.thomasharvey.co.uk

A: 1 The Arcade, High Street, Tettenhall, Wolverhampton WV6 8QS

Reception Hall: Hardwood front door with stained glass leaded opaque inserts & matching side windows, covered radiator, additional radiator, laminate flooring, double glazed leaded opaque window to side and L-Shaped staircase to first floor with custom made storage below.

Living Room: 14'6" (4.42m) x 12'2" (3.71m)

Feature brick fire place with oak surround, stone hearth & multi fuel burning stove, bespoke twin alcove display cabinets with lighting over, radiator, wall light points, coved ceiling, laminate flooring and double glazed bay window to front with stained glass leaded opaque top inserts.

Open Plan Kitchen with Family/ Dining Area: 21'1" (6.42m max) x 12'3" (3.74m)

Fitted with a smart suite of matching modern laminate units comprising a range of built in base cupboards, drawers & suspended wall cupboards, matching worktops with black ceramic single drainer sink unit & mix tap, recess & gas point for double width Range style cooker & stainless steel extractor hood over, recess for American style fridge freezer, radiator, coved ceiling, recessed ceiling spot lights, ceramic tiled flooring, double glazed window to side and matching French doors to rear garden.

Utility: 8'5" (2.59m) x 7'1" (2.16m)

Worktop, plumbing for washing machine & dryer, wall mounted electric heater, recessed ceiling spot lights, ceramic tiled flooring, double glazed window to rear with stained glass leaded opaque top inserts and PVC double glazed opaque door to side. **Guest Cloakroom:** Fitted with a white suite including low level WC, sink unit, recessed ceiling spot lights, ceramic tiled flooring and opaque glazed window to side.

First Floor Landing: Stained glass leaded opaque double glazed window to side and loft hatch with fitted pull down ladder to attic space.

Bedroom One: 15'2" (4.63m) x 12'2" (3.71m)

Radiator, coved ceiling, recessed ceiling spot lights and double glazed bay window to front with stained glass leaded opaque top inserts.

Bedroom Two: 12'3" (3.74m) x 12'2" (3.71m)

Radiator, coved ceiling, recessed ceiling spot lights and double glazed window to rear with stained glass leaded opaque top inserts.

Bedroom Three: 8'7" (2.61m) x 8'4" (2.54m)

Radiator, coved ceiling, recessed ceiling spot lights and double glazed window to front with stained glass leaded opaque top inserts.

Bathroom: 9'9" (3.02m) x 8'6" (2.63m max)

Fitted with a luxury white suite comprising panelled bath with chrome shower unit over & side screen, white gloss wall mounted vanity unit with mirrored storage cabinet over, built in tall cupboard with white gloss doors & housing wall mounted gas fire central heating boiler, low level WC, modern white radiator, quality tiled walls, recessed ceiling spot lights, extractor fan, LVT flooring and double glazed opaque windows to side & rear.

At the front of the house is an driveway providing ample off road parking and a gated entry at side leads to the: **Home Office: 13'6" (4.12m) x 6'8" (2.04m)** Vaulted ceiling with recessed spot lights, wall mounted air-condition/ heating unit, laminate flooring, double glazed windows to side & rear with matching double doors to front. **Rear Garden:** At over 100ft long and enjoying an east facing aspect, the fully stocked rear garden has been thoughtfully landscaped to create a most charming setting. The garden includes a large full width block paved terrace overlooking the shaped lawn with flowering borders & islands having a variety of shrubs & trees, Wendy house, exterior lighting & power, surrounding fencing & hedging and large decked area at rear with **Summer House: 15'10" (4.87m) x 15'5" (4.74m)** Power, lighting, glazed window to front & matching double doors.

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.

















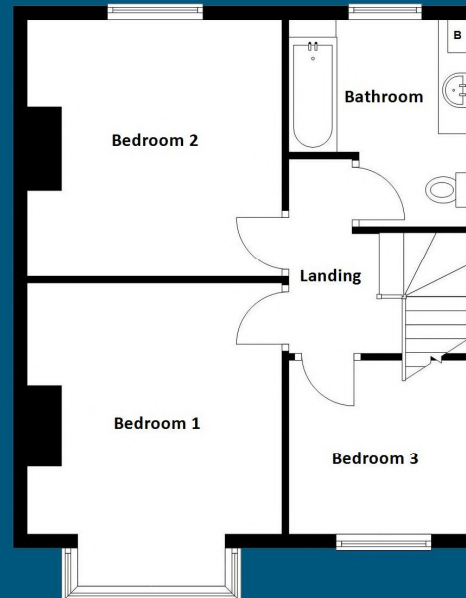
Ground Floor

Approx.: 608sq feet
(56.5sq metres)



First Floor

Approx.: 536.1sq feet
(49.8sq metres)



Total Floor Area: 1144.1sq feet (106.3sq metres) Approx.

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:-

1. The particulars do **not constitute any part of an offer or contract.**
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.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The vendor does not make or give, and neither Thomas G Harvey & Company, nor any person in their employment has any authority to make or give representation or warranty in relation to this property.



PROPERTY MISDESCRIPTION ACT 1991