



1b Glendale Close, Finchfield

THOMAS HARVEY
ESTATE AGENTS

A Most Attractive Two Bedroom Semi-Detached Bungalow Designed To Utilise The Maximum Space & Restyled To Provide A Most Pleasant Interior Whilst Occupying A Favoured Cul-De-Sac Location In Finchfield!

1b Glendale Close, Finchfield, Wolverhampton, WV3 8EN

Asking Price: £270,000

Tenure: Freehold

Council Tax: Band C - Wolverhampton

Energy Rating: D (68) No: 0650-3028-3203-2697-2204

Total Floor Area: Approx.: 624sq feet (58.0sq meters)

No Upward Chain

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

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

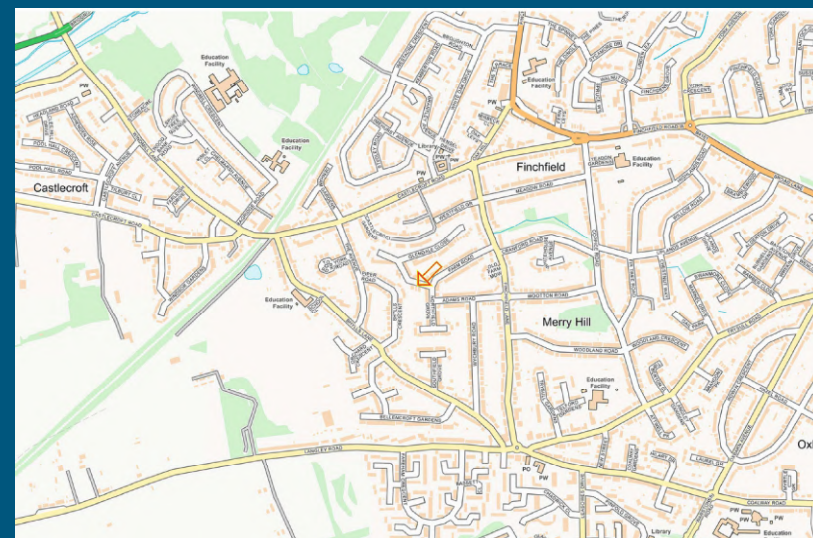
Mobile: Ofcom checker shows two of four main providers have likely coverage indoor and all four have likely coverage outdoor.

Situated in a popular residential area of Finchfield and occupying a choice position in this select cul de sac located just off Farm Road, therefore convenient for the majority of amenities, this deceptive semi-detached bungalow has been recently restyled to provide a most stunning interior, ideal for purchaser requiring a property, ready to just move into.

The attractive living accommodation offers a contemporary interior yet retaining the charm and appeal of a traditional home with viewing highly recommended to appreciate this most individual property! A superb example of its type and having a number of high quality fittings throughout, internal inspection will reveal a fresh & trendy décor throughout, quality carpets & flooring, new internal doors, a number of replaced double glazed units, smart shower room and a beautifully landscaped south facing rear garden which provides a charming outlook.

Constructed to a well-planned design at approx. 624sq feet and utilising the maximum space, the accommodation reception hall with built in cloaks cupboard, kitchen with a matching suite of cream units, shower room with a smart white suite, two bedrooms at the front, both with built in wardrobes and the 19ft L-Shaped living room with dining area enjoys views over the rear garden. At the side the bungalow is a long driveway with recently installed wooden double gates, providing off road parking for several vehicles and leading to the detached garage at rear. The mature rear garden enjoys a south-facing aspect and has been landscaped to provide a most pleasant setting whilst maintaining the maximum privacy at rear.

Within walking distance of local schools, bus routes & Finchfield Shopping Parade with the amenities therein, Glendale Close is also an easy distance to Wolverhampton City centre and Bantock Park. Offered with No Upward Chain and having the benefit of gas central heating & double glazing, the accommodation further comprises:



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | | |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Entrance Hall: Hardwood front door with leaded opaque window, radiator, built in cloaks cupboard, coved ceiling, loft hatch and laminate flooring.

Kitchen: 9'4" (2.84m) x 7'11" (2.41m)

Fitted with a matching suite of smart cream units comprising stainless steel single drainer sink unit with mixer tap, a range of base cupboards & drawers with matching wood effect worktops, suspended wall cupboards, recess & gas point for cooker, plumbing for washing machine, recess for fridge freezer, radiator, tiled splashbacks, recessed ceiling spotlights, coved ceiling, ceramic tiled flooring and double glazed leaded window to side.

Bedroom One: 12'2" (3.71m) x 9'4" (2.84m)

Built in furniture includes full height wardrobes, overhead stores & bedside tables, radiator, coved ceiling and double glazed leaded bow window to front.

Bedroom Two: 9'1" (2.77m) x 8'8" (2.63m)

Built in cupboard/ wardrobe, radiator, coved ceiling and double glazed leaded window to front.

Shower Room: 7'9" (2.37m) x 5'8" (1.72m)

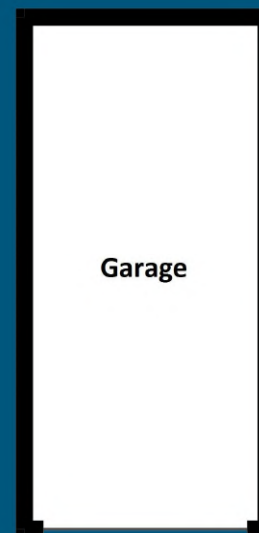
Fitted with a smart white suite comprising double shower, vanity unit, low level WC, chrome heated towel rail, tiled walls, recessed ceiling spotlights, natural light tube, ceramic tiled flooring and built in airing cupboard housing wall mounted gas fired central heating boiler.

Living Room with Dining Area: 18'8" (5.70m max) x 18'2" (5.53m)

A feature granite fireplace with matching hearth & gas coal fire, radiator, wall light points, coved ceiling, laminate flooring and double glazed leaded window to rear with refitted patio doors to rear garden.

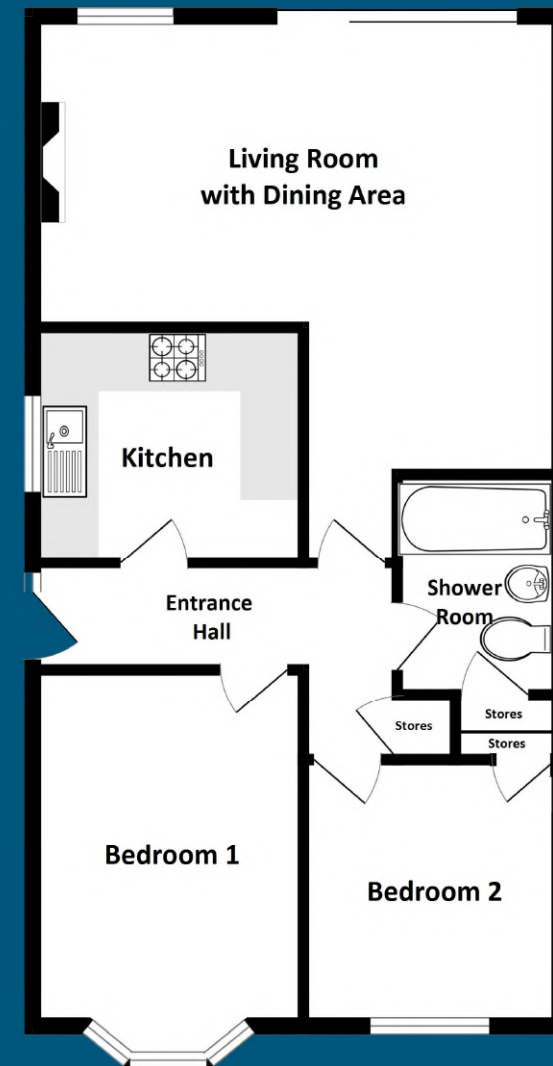
South-Facing Rear Garden: A mature and neatly landscaped rear garden approaching approx. 60ft long and comprising full width paved patio with dwarf wall, shaped lawn with side path, flowering borders & islands with a variety of shrubs & trees, exterior lighting, surrounding fencing and side access to gated driveway. **Detached Garage: 17'6" (5.39m) x 8'2" (2.51m)** 'Up & Over' garage door, power and lighting.

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: 624sq feet
(58.0sq metres)
Not including garage**

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



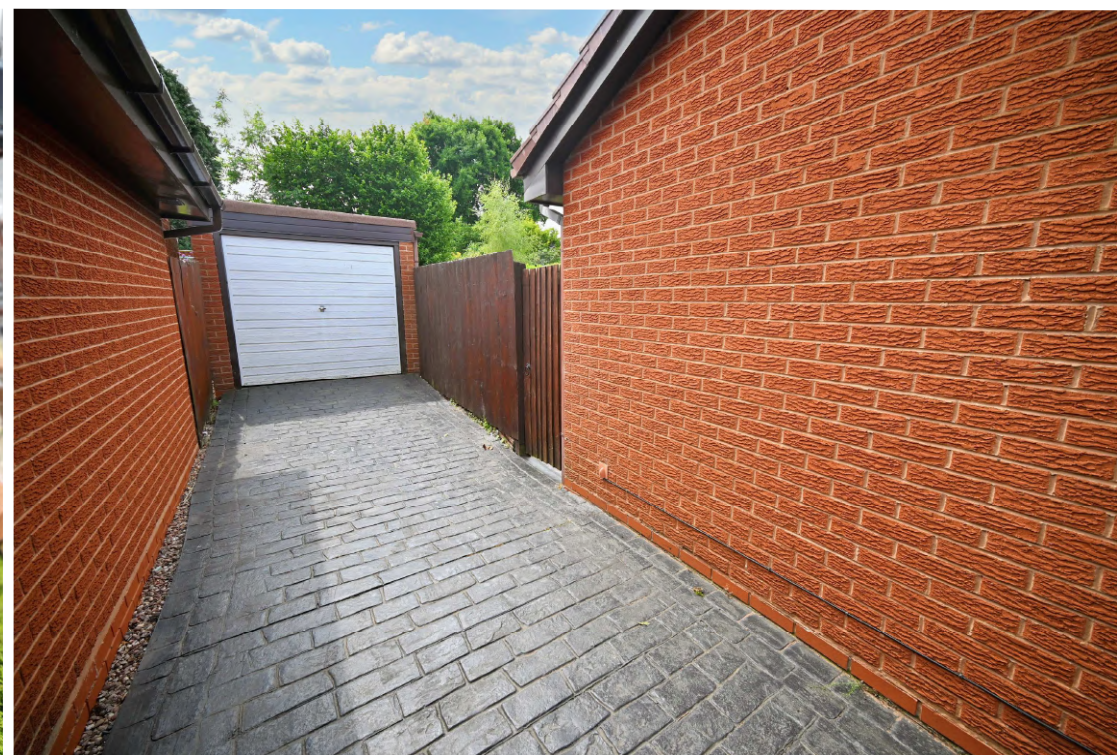














PROPERTY MISDESCRIPTION ACT 1991

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.

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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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