



7 York Gardens, Finchfield

THOMAS HARVEY
ESTATE AGENTS

An Extensively Extended & Remodelled High Quality Three Bedroom Semi-Detached Family House. In A Favoured Cul-De-Sac in Finchfield & Within Easy Walking Distance To Bantock Park & The Amenities Close By!

7 York Gardens, Finchfield, Wolverhampton, WV3 9BY

Asking Price: £395,000

Tenure: Freehold

Council Tax: Band C – Wolverhampton

EPC Rating: E (54) No: 0300-2448-5260-2695-7325

Total Floor Area: 1316.6sq feet (122.3sq metres) Approx.

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

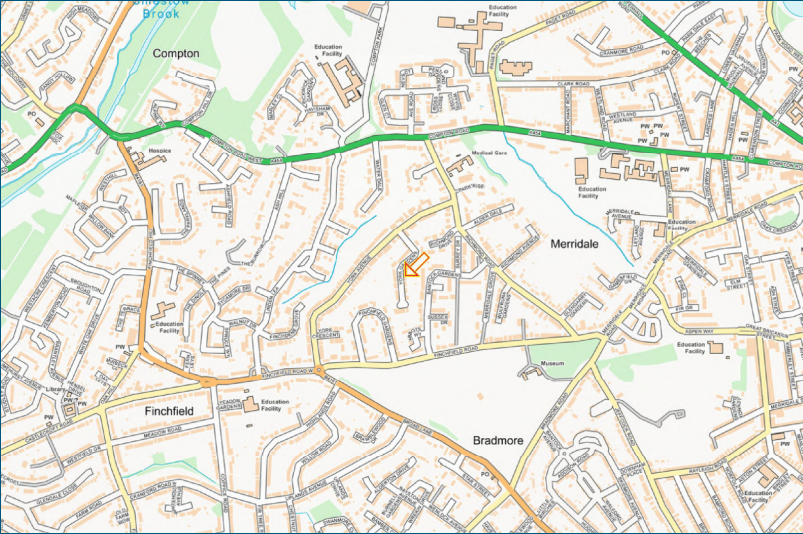
Broadband – Ofcom checker shows Standard & Ultrafast are available

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

Situated in a highly sought after residential area of Wolverhampton, located in an exclusive cul-de-sac off York Avenue and having the majority of amenities close at hand, this distinctive and most attractive semi-detached property has been sympathetically extended & remodelled in recent years to a superior specification providing a beautifully presented interior, with no expense spared! A first class example of its type, internal inspection is highly recommended to comprehend the well-designed layout, utilising the maximum space with a floor area of approx. 1316.6sq feet. Retaining the charm and appeal of a traditional home, the current owners have restyled throughout to offer a most attractive and modern interior, creating a superb opportunity for buyers requiring a luxury home, ready to just move into! A number of the features include trendy & simplistic décor, quality carpets & flooring, a number of internal oak veneer doors, smart white family bathroom, rebuilt garage and a stunning new dining kitchen with vaulted ceiling, central island/ breakfast bar & state of the art appliances.

The versatile interior offers outstanding living accommodation, ideal as a family house and now includes reception porch to welcoming entrance hall with guest cloakroom and a through open plan dining room to the charming rear living room. This large living space creates a great area for entertaining large families/ guests. The extended dining kitchen is certainly a show stopper of No 7, having been recently designed to create a wonderful light & airy space with a contemporary suite & finish. From the entrance hall, an L-Shaped staircase leads to the first floor landing having three double bedrooms and family bathroom with a smart white suite. At the front of the property is a double width driveway providing ample off road parking and leads to the side garage with remote controlled garage door. At the rear is a beautifully landscaped 100ft long east facing garden which provides a wonderful outlook, whilst maintaining the maximum privacy. Perfect for hosting summer garden parties!

Within walking distance of the majority of amenities at Finchfield Shopping Parade including local shops, popular cafes & Public Houses, public transport links, Bantock Park 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. 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		71 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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Reception Porch: PVC double glazed front door, wall light points and wood flooring. **Entrance Hall:** Internal hardwood door with double glazed opaque leaded window, traditional stained glass leaded opaque adjoining windows, radiator, wood flooring and L-Shaped panelled staircase to first floor with built in storage/ pantry below. **Guest Cloakroom:** Fitted with a white suite comprising low level WC, vanity unit, recessed ceiling spotlights, extractor fan, vinyl flooring and double glazed opaque window to side.

Dining Room: 12'4" (3.75m) x 11'11" (3.64m)

Radiator, coved ceiling, laminate flooring and double glazed leaded bay window to front. Open archway leads to:

Living Room: 13'9" (4.20m) x 11'11" (3.63m)

Marble style fireplace & hearth with decorative surround & gas coal fire, two radiators, coved ceiling, laminate flooring and double glazed picture window with door to rear garden.

Stunning Breakfast Kitchen: 15'3" (4.68m max) x 11'3" (3.44m max)

Fitted with a bespoke shaker style suite of light grey units comprising a range of base cupboards, drawers & suspended wall cupboards, Quartz worktops with black single drainer sink unit & matching mixer tap, central island with breakfast bar having base cupboards, built in appliances include twin Neff 'hide & slide' multi-functional double electric ovens, Hotpoint 5-ring gas hob with extractor hood over, dishwasher, plumbing for washing machine, recess for American style fridge freezer, concealed gas fired Valliant central heating boiler, vaulted ceiling with recessed ceiling spotlights & twin skylights, wood flooring, double glazed window to rear and matching PVC side door.

First Floor Landing: Stained glass leaded opaque side window and loft hatch.

Bedroom One: 12'8" (3.87m not into bay) x 12'5" (3.79m)

A range of built in wardrobes, radiator, laminate flooring and double glazed leaded bay window to front.

Bedroom Two: 14ft (4.26m) x 12'1" (3.68m)

Radiator, coved ceiling, laminate flooring and double glazed picture window to rear.

Bedroom Three: 10'3" (3.12m) x 8'6" (2.59m)

Radiator, laminate flooring and double glazed window to rear.

Bathroom: 6'4" (1.93m) x 6'1" (1.85m)

Fitted with a luxury white suite comprising P-Shaped panelled bath with chrome overhead shower spray & side screen, low level WC, vanity unit, chrome heated towel rail, tiled walls & flooring and double glazed opaque window to front.

Garage: 16'7" (5.10m) x 10'5" (3.19m)

Remote controlled 'Up & Over' garage door, power, lighting, plumbing for washing machine and PVC double glazed door to rear.

Rear Garden: Enjoying an east facing aspect and extensively landscaped to create a beautiful outlook, the fully stocked mature garden offers an excellent useable outdoor space and includes a full width gravelled patio with paved terrace, a shaped lawn approx. 100ft long, flowering borders with a variety of shrubs & trees, feature centre willow tree, timber garden shed and surrounding fencing.





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.









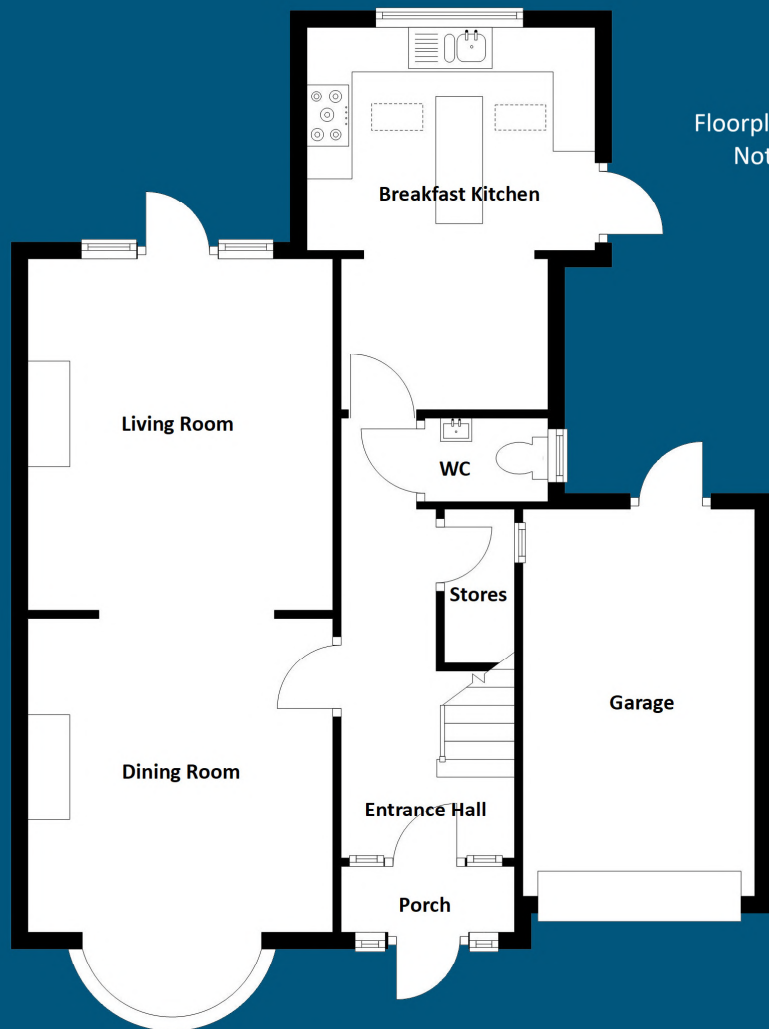






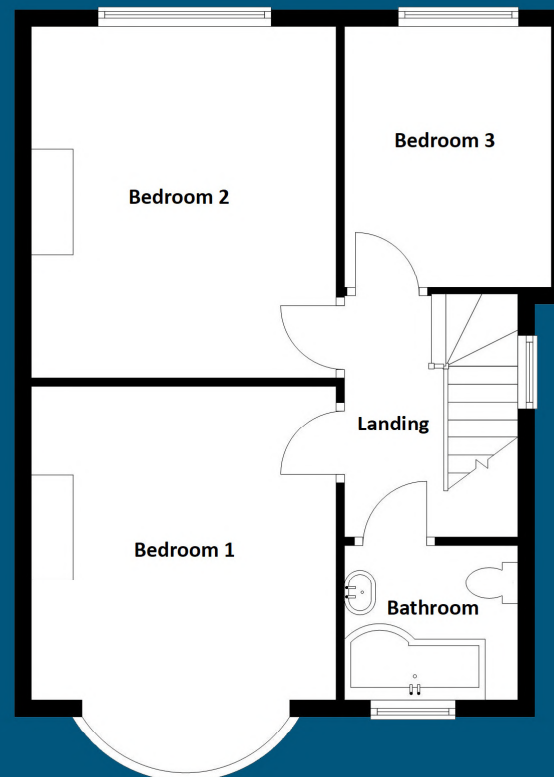
Total Floor Area: 1316.6sq feet (122.3sq metres) Approx.

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



Ground Floor

Approx.: 778.0sq feet (72.3sq metres)



First Floor

Approx.: 538.6sq feet (50.0sq 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.

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

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