



16 The Parklands, Finchfield

A Beautifully Presented Three Bedroom Two Bathroom Detached Bungalow Recently Refurbished To A First Class Standard With A Host Of Superior Features Throughout!

16 The Parklands, Finchfield, Wolverhampton, WV3 9DG
Asking Price: £525,000

Tenure: Freehold
Council Tax: Band E - Wolverhampton
EPC Rating: D (62) No: 2335-3128-0500-0528-4226
Total Floor Area: Approx. 1152.2sq feet (107.0sq metres) not including garage
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 good coverage indoor and all four have good coverage outdoor.

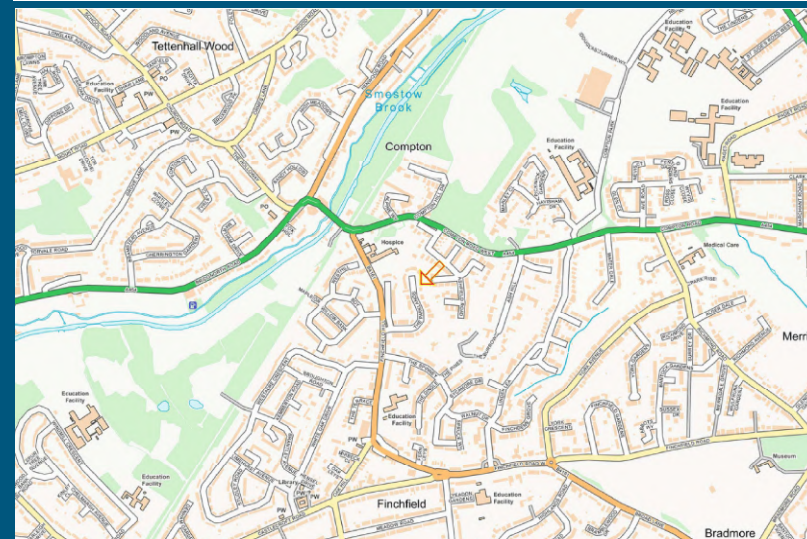
Situated in a small select cul de sac located just off Finchfield Hill and therefore in a most sought after location of Wolverhampton, this individually designed detached property offers deceptive & spacious living accommodation, ideal for buyers requiring the accommodation of a good size home, all on one level!

Extensively refurbished by the present owners to create one of the finest examples of its type currently listed on the market, with internal inspection an absolute must, 16 The Parklands is perfect for purchasers requiring a quality property, ready to just move into. Designed to utilise the maximum space with a comfortable floor area of approx. 1152.9sq feet, viewing will reveal many appealing features including fresh & stylish décor throughout (and down to the finest detail), quality carpets & flooring, a number of replaced double glazed windows & doors, replaced central heating system, modern superior bathrooms and a wonderful breakfast kitchen, fitted with an extensive suite of neutral coloured shaker style units.

The accommodation now includes side entrance hall with shower room/ guest cloakroom, a large & light living room at rear with patio doors to the rear garden, a separate dining room and the breakfast kitchen is certainly a special feature of the bungalow. Adjacent is a useful utility which also acts as a lobby to the side driveway. From the entrance hall, an inner hall leads to three double bedrooms and a luxury bathroom. The inner hall also a loft hatch which leads to the large attic space which could of course be converted to create additional accommodation if required (Subject to Planning Permission). At the front of the property is driveway providing off road parking and at the side of the bungalow, double gates lead to the long driveway providing additional screened parking and the detached double width garage. The fully stocked rear garden has also been thoughtfully landscaped to create a beautiful & tranquil setting, whilst maintaining the maximum privacy and offers excellent useable outdoor space.

Although located in a quiet & remote setting, The Parklands is still within easy reach of the majority of amenities including shops, schooling in both sectors, several bus routes and walking distance to Smestow Nature Reserve. The facilities at both Compton & Tettenhall Village are very close by and Wolverhampton city centre is less than approx. 2 miles away. With early interest highly recommended, the accommodation further comprises:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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Entrance Hall: Composite double glazed opaque door to side with matching full height side window, radiator, coved ceiling and laminate flooring.

Shower Room: 6'5" (1.95m) x 5'7" (1.69m)

Fitted with a modern white suite comprising corner shower enclosure, vanity unit with recessed WC, tiled walls & flooring, chrome heated towel rail, wall mounted mirrored cabinet, recessed ceiling spotlights, extractor fan and double glazed opaque window to side.

Living Room: 18'10" (5.75m) x 16'3" (4.95m)

Feature stone fireplace with matching hearth & Dimplex electric fire, radiator, coved ceiling, double glazed window to front and matching patio doors to rear garden.

Dining Room: 10'11" (3.33m) x 8'11" (2.71m)

Radiator, coved ceiling and double glazed window to rear.

Breakfast Kitchen: 12'6" (3.80m) x 11ft (3.35m)

Fitted with an extensive suite of matching neutral coloured shaker style units, comprising a range of base cupboards, drawers & matching suspended wall cupboards, corian worktops with breakfast bar & Franke 1½ drainer sunken sink unit with stainless steel mixer tap, built in appliances include AEG 4-ring induction hob with stainless steel extractor hood over, microwave & twin combination oven, recess for fridge freezer, radiator, part tiled walls, recessed ceiling spotlights, terracotta tiled flooring and double glazed window to side.

Utility: Built in floor to ceiling cupboard, tiled flooring, opaque glazed hard wood door to side and walk in airing cupboard with shelving & wall mounted Worcester gas fired central heating boiler.

Inner Hall: Radiator, loft hatch and laminate flooring.

Bedroom One: 15ft (4.58m) x 11ft (3.35m)

Fitted with full length floor to ceiling wardrobes, radiator, coved ceiling and double glazed window to front.

Bedroom Two: 11ft (3.35m) x 8'11" (2.73m)

Radiator, coved ceiling and double glazed windows to front & side.

Bedroom Three: 10'11" (3.33m) x 8'2" (2.50m)

Radiator, coved ceiling and double glazed window to side.

Bathroom: 5'7" (1.69m) x 6'10" (2.08m)

Fitted with a smart white suite comprising panelled bath, vanity unit with storage & recessed WC, chrome heated towel rail, tiled walls & flooring, wall mounted mirrored cabinet, recessed ceiling spotlights, extractor fan and double glazed opaque window to side.

Outside: At the front of the bungalow is a tarmac driveway providing ample off road parking with a shaped lawned front garden, gravelled borders with a variety of shrubs & trees and paved courtyard at right leading to the bungalow's entrance. To the left hand side, a gated driveway leads to the rear garden, with further off road parking and to the detached garage. The rear garden is neatly landscaped, enjoying an east facing aspect with, paved patio, centre shaped lawn, flowering borders with a variety of shrubs & trees, surrounding fencing and at the rear, **Detached Double Width Garage: 16'3" (4.97m) x 17'4" (5.32m)** 'Up & over' garage door, power, lighting and double glazed opaque window to side.





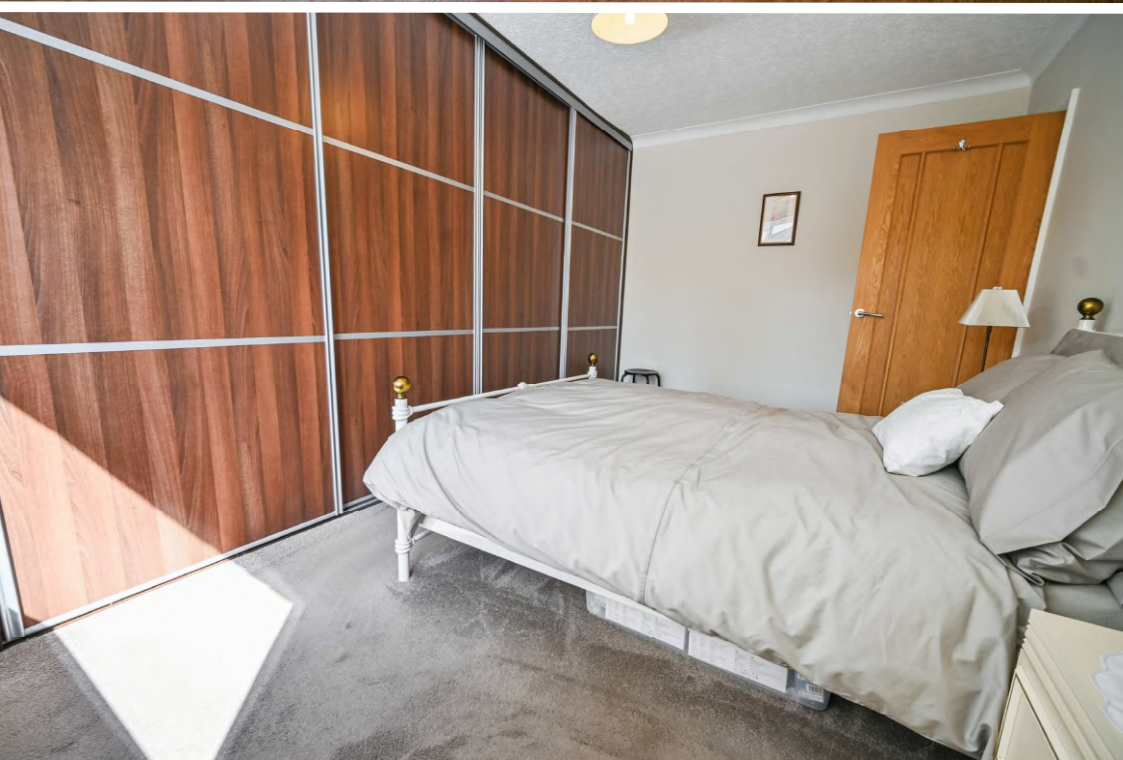


IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



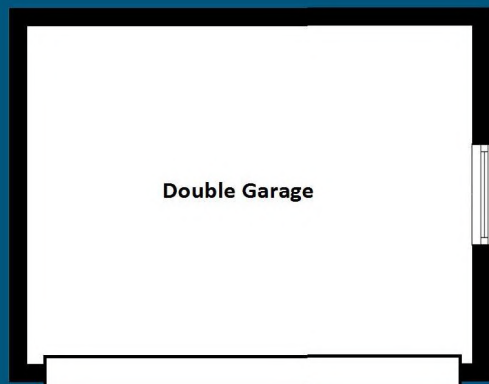












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**Total Floor Area: Approx.
1152.2sq feet (107.0sq metres)
not including garage**

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.

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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.