



10 Broadway, Finchfield

A Deceptive Three Bedroom End Terraced House With Tremendous Potential To Reconfigure To Own Requirements & Located In A Popular Residential Area With A Vast Range Of Amenities Nearby!

10 Broadway, Finchfield, Wolverhampton, WV3 9HQ
Asking Price: £170,000

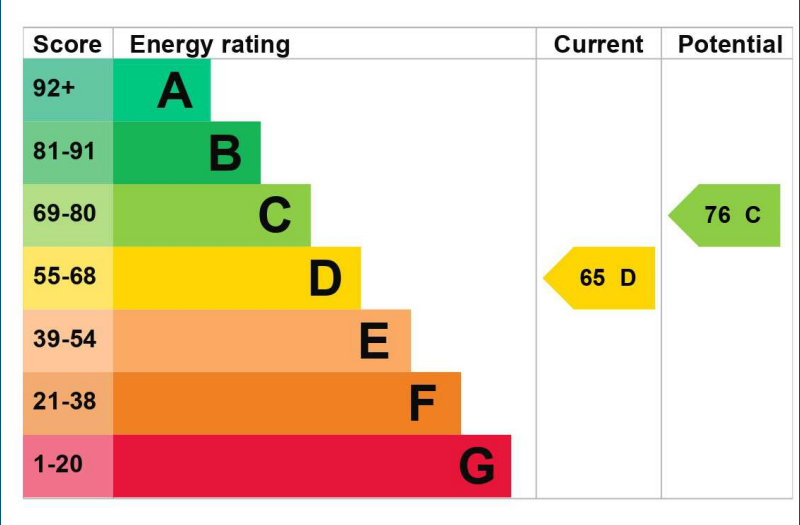
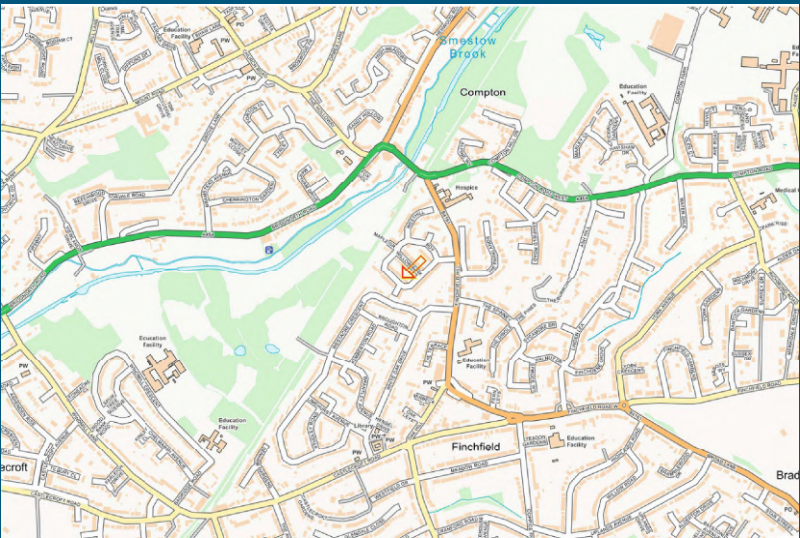
Tenure: Freehold
Council Tax: Band B – Wolverhampton
EPC Rating: D (65) No: 9300-2291-5500-2025-3605
Total Floor Area: 761.6sq feet (70.8sq metres) Approx.
No Upward Chain
Services: We are informed by the Vendors that all main services are installed
Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available
Mobile: Ofcom checker shows two of four main providers have good coverage indoor and all four have likely 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 end terraced house is a superb example of its type, ideal for buyers looking for a property to restyle to own requirements.

Deceptive externally, the well planned accommodation which measures at approx. 761.6 sq. feet, offers tremendous potential to refurbish including reconfiguring the ground floor area to create an open plan dining kitchen at rear (Subject to Planning Permission). Having the benefit of gas central heating & double glazing, the accommodation includes entrance hall, 16ft living room with staircase to first floor and internal folding doors lead to the dining room with the traditional kitchen adjacent. On the first floor there are three bedrooms and shower room. The rear garden is enclosed with gated entry to the resident’s walkway to provide external access to the rear of the terraces. There is also the benefit of a garage in a separate block.

Although located in a quiet & remote setting, Broadway is still within easy reach of the majority of amenities including shops at Finchfield Shopping Parade, excellent schooling in both sectors, several bus routes and walking distance to Smestow Nature Reserve. The facilities at both Compton & Tettenhall Village are also very close by and Wolverhampton city centre is less than approx. 2 miles away.

Offered with No Upward Chain and with early interest highly recommended, the accommodation further comprises:



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



Entrance Hall: PVC double glazed door with matching side windows, part panelled walls and built in exterior cupboard.

Living Room: 15'6" (4.73m) x 14'8" (4.48m)

Marble style fireplace & hearth with wood surround & fitted gas fire, radiator, open staircase to first floor and double glazed window to front. Internal wooden folding doors lead to:

Dining Room: 9'2" (2.80m) x 8'6" (2.58m)

Radiator and double glazed patio doors to rear. **Kitchen: 9'6" (2.89m) x 5'10" (1.78m)**
Fitted with a traditional suite of matching units comprising stainless steel single drainer sink unit, a range of base cupboards, drawers & suspended wall cupboards, recess & gas point for cooker, plumbing for dishwasher/ washing machine, tiled flooring and double glazed window to rear.

First Floor Landing: Built in airing cupboard housing wall mounted gas fired central heating boiler and loft hatch leading to attic space.

Bedroom One: 11'11" (3.63m) x 8'8" (2.64m)

Built in double wardrobe, radiator and double glazed window to front.

Bedroom Two: 10'11" (3.33m) x 8'8" (2.63m)

Radiator and double glazed window to rear.

Bedroom Three: 8'4" (2.53m) x 5'11" (1.80m)

Radiator and double glazed window to front.

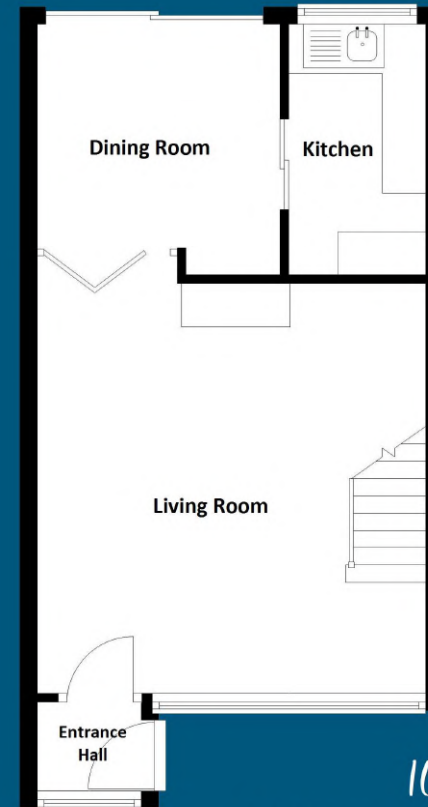
Shower Room: 6'6" (1.98m) x 5'10" (1.78m)

Fitted with a coloured & traditional suite with walk in double shower with electric shower unit & side screen, low level WC, pedestal wash hand basin, radiator, tiled walls, LVT flooring and double glazed opaque window to rear.

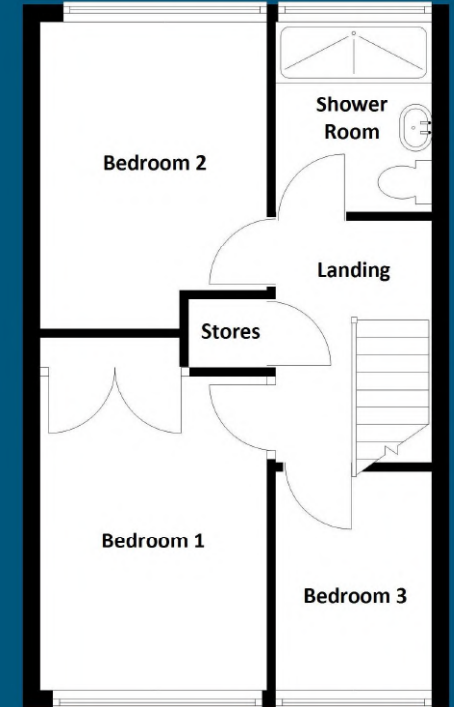
Enclosed Rear Garden: With full width paved patio with wall & steps to lawn, garden shed, surrounding fencing and gated access to resident's passageway. **Garage In Separate Block: 16'2" (4.93m) x 8'7" (2.64m)**

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.: 395.2sq feet
(36.7sq metres)



First Floor
Approx.: 366.4sq feet
(34.0sq metres)



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Total Floor Area: 761.6sq feet (70.8sq 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

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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