



18 Surrey Drive, Finchfield

THOMAS HARVEY
ESTATE AGENTS

An Individually Designed Three Bedroom Detached Family House, In A Favoured Residential Area Of Finchfield, Perfect For Buyers, Ready To Just Move Into A Beautifully Presented Home!

18 Surrey Drive, Finchfield, Wolverhampton, WV3 9LW

Asking Price: £345,000

Tenure: Freehold

Council Tax: Band E – Wolverhampton

EPC Rating: C (72) No: 3836-8529-0500-0128-8222

Total Floor Area: 1,696.6sq feet (157.6sq metres) Approx.

No Upward Chain

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

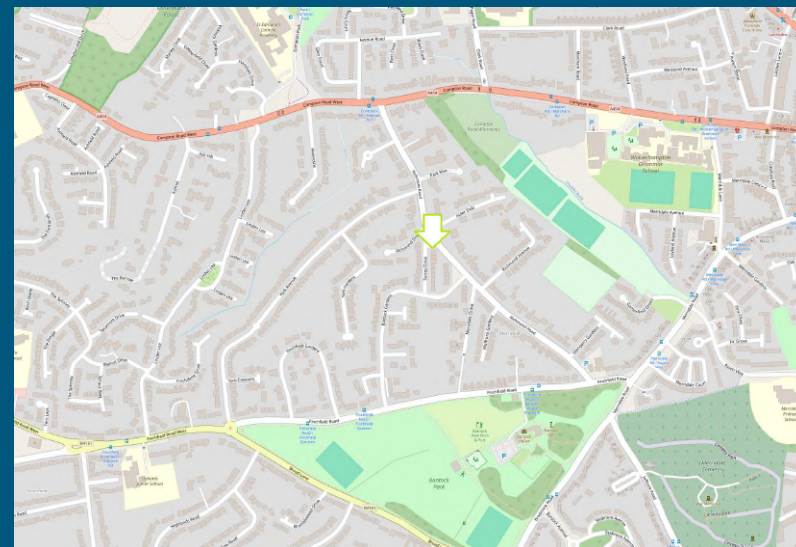
Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available

Mobile: Ofcom checker shows three of four main providers have variable coverage indoor (one good) and all four have good coverage outdoor.

Occupying a corner cul-de-sac position just off Bantock Gardens and therefore in one of the most established addresses in Finchfield, this individually designed detached house, offers spacious and versatile living accommodation, with internal inspection essential to appreciate the thought & design gone into creating such a character home!

Extensively restyled in recent years, with no expense spared to provide modern and attractive living accommodation with a number of high quality fittings throughout, 18 Surrey Drive is undoubtedly a superb example of its type! Neatly decorated throughout, the property includes trendy décor throughout, quality flooring, refitted luxury bathroom, a contemporary grey breakfast kitchen and a fabulous open plan ground floor layout, perfect for entertaining guest & large families. At approx. 1,696.6sq feet, the porch to entrance hall with guest cloakroom, front living room with an open staircase to the first floor and an adjacent 28ft dining room. At the rear of the house is the full width open plan dining kitchen which has been fitted with a smart shaker style suite and includes a number of built in appliances. From the kitchen, the utility creates even further useful space with integral access to the tandem garage having a workshop area at rear. On the first floor, the landing has a large walk in cupboard/ wardrobe, three double bedrooms and luxury bathroom. At the front of the property is a driveway providing ample off road parking and of course leads to the garage. A feature of the property is undoubtedly the east facing, fully stocked rear garden which not only provides a picturesque setting, but creates an excellent useable outdoor space. As No 18 sits in a corner plot, there is a further side garden with gated access and the benefit of a detached workshop which could be used for a multitude of purposes i.e. home office.

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 popular attraction known as Bantock Park is also very close by and the city centre is 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		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Porch: Hardwood double glazed door with matching side windows, panelled walls and recessed ceiling spot lights.

Entrance Hall: Internal hardwood opaque glazed door, radiator and slate style LVT flooring.

Guest Cloakroom: Fitted with a white low level WC & sink unit, radiator, part tiled walls, cloaks recess, extractor fan, slate style LVT flooring and internal opaque glazed window to side.

Living Room: 17'11" (5.46m) x 15ft (4.58m)

Two radiators, wall light points, open staircase to first floor and hardwood double glazed leaded bay window to front.

Dining Room: 27'7" max) x 6'9" (2.07m)

Radiator, wall light points, oak style LVT flooring and large double glazed picture bay window to side.

Breakfast Kitchen: 20'1" (6.11m) x 10'7" (3.23m)

Fitted with a contemporary grey shaker style suite comprising a range of base cupboards, drawers & suspended wall cupboards, stone effect laminate worktops, grey composite 1.5 drainer sink unit with chrome mixer tap, built in appliances include fridge, dishwasher, electric oven & 4-ring electric hob with stainless steel extractor hood over, radiator, recessed ceiling spot lights, oak style LVT flooring and hardwood double glazed leaded window to rear with patio doors.

Utility: Fitted with units to matching the kitchen suite including wall cupboard, laminate worktop, plumbing & recess for washing machine & tumble dryer, radiator, slate style LVT flooring and internal door to garage.

Garage: 34'11" (10.64m) x 9'3" (2.83m)

Remote controlled roller shutter door, power, lighting, workshop area with fitted cupboard, drawers & worktops, built in meter cupboard, glazed windows & door to rear.

First Floor Landing: Loft hatch and walk in storage cupboard with shelving & wall mounted gas fired central heating boiler.

Bedroom One: 19'5" (5.93m) x 9'10" (3.00m)

Full width floor to ceiling built in wardrobes, radiator and hardwood double glazed leaded windows to rear.

Bedroom Two: 11'6" (3.50m) x 9'3" (2.83m)

Radiator and hardwood double glazed leaded window to front.

Bedroom Three: 11'1" (3.93m) x 9'4" (2.84m)

Radiator and hardwood double glazed leaded window to front.

Bathroom: 8'4" (2.55m) x 5'7" (1.70m)

Fitted with a smart white suite comprising panelled bath with electric shower & folding side screen, low level WC, recessed vanity unit with touch sensor LED wall mounted mirror over, stone effect part tiled walls, white heated towel rail, extractor fan, slate style LVT flooring and hardwood double glazed opaque leaded window to front.

Rear Garden: Enjoying an east facing aspect, the mature & fully stocked gardens include a patio area, raised shaped lawn, flowering borders with a variety of shrubs & trees, summer house, surrounding walling & hedging, exterior lighting & water, gated side entry and Detached Workshop: 14ft x 8ft with power, lighting & decking area in front.

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.

















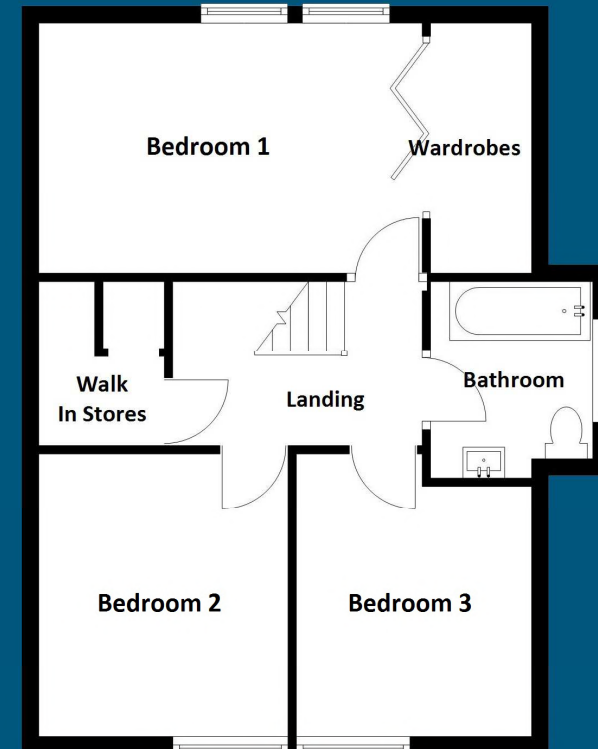
Ground Floor

Approx. 1145.8sq feet
(106.5sq metres)



First Floor

Approx. 550.8sq feet
(51.2sq metres)



18 Surrey Drive, Finchfield

Total Floor Area: 1696.6sq feet (157.6sq 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.

MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.

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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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