



*28a York Gardens, Finchfield*

**THOMAS HARVEY**  
ESTATE AGENTS

*A Most Deceptive, Individually Designed Four Bedroom Two Bathroom Detached Family House In A Favoured Cul-De-Sac In Finchfield & Offering A Superb Opportunity For Buyers Requiring A Home To Restyle To Own Requirements!*

**28a York Gardens, Finchfield, Wolverhampton, WV3 9BY**

**Asking Price: £425,000**

**Tenure: Freehold**

**Council Tax: Band E – Wolverhampton**

**EPC Rating: D (64) No: 2716-3061-6204-3736-8204**

**Total Floor Area: 1,466.4sq feet (136.2sq metres) Approx.**

**No Upward Chain**

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

**Broadband – Ofcom checker shows Standard & Ultrafast are available**

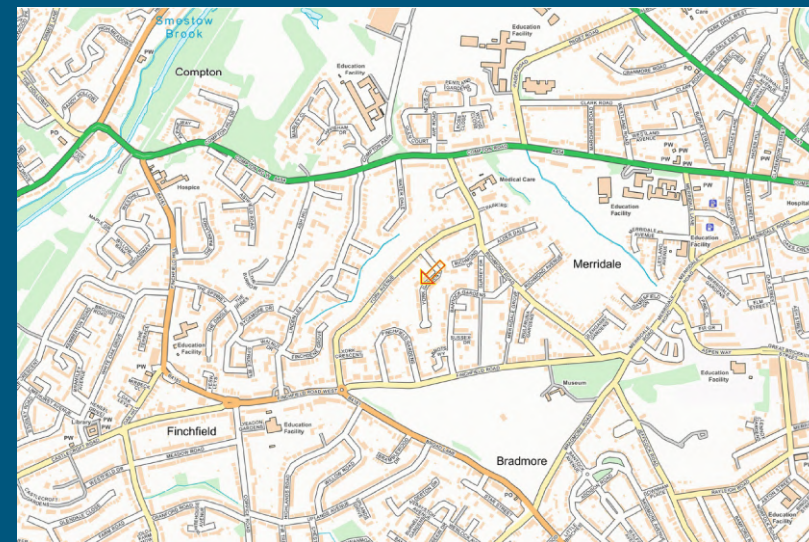
**Mobile: Ofcom checker shows three of four main providers have likely coverage indoor and all four have likely coverage outdoor.**

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 individually designed detached house has been extensively extended over the years to utilise the maximum space and creating an excellent example of a family home!

Although extremely well maintained by the current owners, 28a York Gardens is ideal for purchasers requiring a spacious home to restyle to own requirements and offers tremendous potential to reconfigure the layout on the ground floor to create an open plan design at the rear. i.e. full width open plan dining kitchen with family area (Subject to Planning Permission). Internal inspection is highly recommended to comprehend the well-designed layout, with a floor area of approx. 1,466.4sq feet and now includes reception porch to welcoming entrance hall, front living room and a separate 18ft rear sitting and dining room, creating an excellent large space to entertain large families & guests. Adjacent is the 17ft breakfast kitchen which is fitted with a traditional suite and provides internal access to the garage. From the entrance hall, stairs lead to the first floor landing where there are four good sized bedrooms, a white shower room and further family bathroom. At the front of the house is a large driveway providing ample off road parking and of course leads to the garage. The mature rear garden further compliments No 28a having been landscaped to produce a charming outlook whilst maintaining the maximum privacy.

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.

Offered with no upward chain, internal inspection is highly recommended to appreciate this most individual property being a superb example of its type!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



**T: 01902 758111**

**E: properties@thomasharvey.co.uk**

**W: www.thomasharvey.co.uk**

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



**Reception Porch:** PVC double glazed door and matching side window with laminate flooring. **Entrance Hall:** Internal PVC double glazed opaque door with matching side window, radiator, coved ceiling and staircase to first floor.

**Living Room: 14'7" (4.44m) x 11'1" (3.38m)**

Marble style fireplace & hearth with gas coal fire, radiator, coved ceiling, wall light points and double glazed picture window to front.

**Sitting & Dining Room: 17'2" (5.24m) x 13'2" (4.04m)**

Two radiators, coved ceiling and double glazed window to rear with matching patio doors to garden.

**Breakfast Kitchen: 17'1" (5.22m) x 8'8" (2.65m)**

Fitted with a traditional suite of wooden units comprising a range of base cupboards, drawers & suspended wall cupboards, worktops with 1½ drainer sink unit, recess & gas point for cooker, wall mounted gas fired Worcester central heating boiler, radiator, coved ceiling, tiled flooring and double glazed window to rear & side with matching PVC opaque door. Internal access to: **Garage: 17'4" (5.28m) x 8'8" (2.65m)**  
'Up & over' garage door, power, lighting and double glazed windows to side.

**First Floor Landing:** Built in airing cupboard and coved ceiling.

**Shower Room: 8'2" (2.49m) x 5'6" (1.67m)**

Fitted with a traditional white suite comprising corner shower with wall mounted electric shower unit, pedestal wash hand basin, low level WC, radiator, part tiled walls, coved ceiling and double glazed opaque windows to rear.

**Bedroom One: 12ft (3.67m) x 9'9" (2.96m)**

Built in twin double wardrobes with overhead stores, radiator, coved ceiling, laminate flooring and double glazed leaded window to front.

**Bedroom Two: 11'11" (3.62m) x 8'10" (2.69m)**

Radiator, loft hatch and double glazed window to rear.

**Bedroom Three: 13'2" (4.02m) x 8'8" (2.65m)**

Radiator and double glazed window to side.

**Bedroom Four: 12'11" (3.93m) x 5'6" (1.68m)**

Radiator and double glazed window to side.

**Bathroom: 8'8" (2.63m) x 6'6" (1.97m)**

Fitted with a white suite comprising panelled bath, pedestal wash hand basin, low level WC, radiator, part tiled walls and double glazed leaded window to front.

**Rear Garden:** A fully stocked enclosed rear garden having been neatly landscaped to provide a most pleasant setting, yet maintaining the maximum privacy. The garden includes full width paved patio overlooking square shaped lawn, flowering borders & side rockery with a variety of shrubs, garden shed, surrounding fencing and gated side access to both sides.

**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.











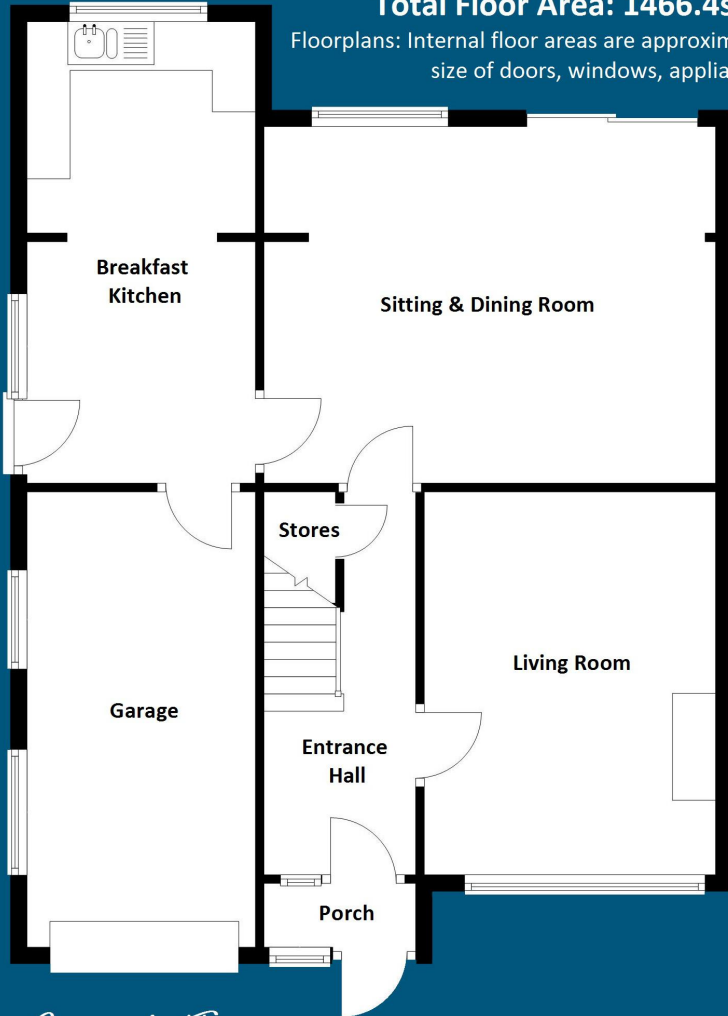




# 28a York Gardens, Finchfield

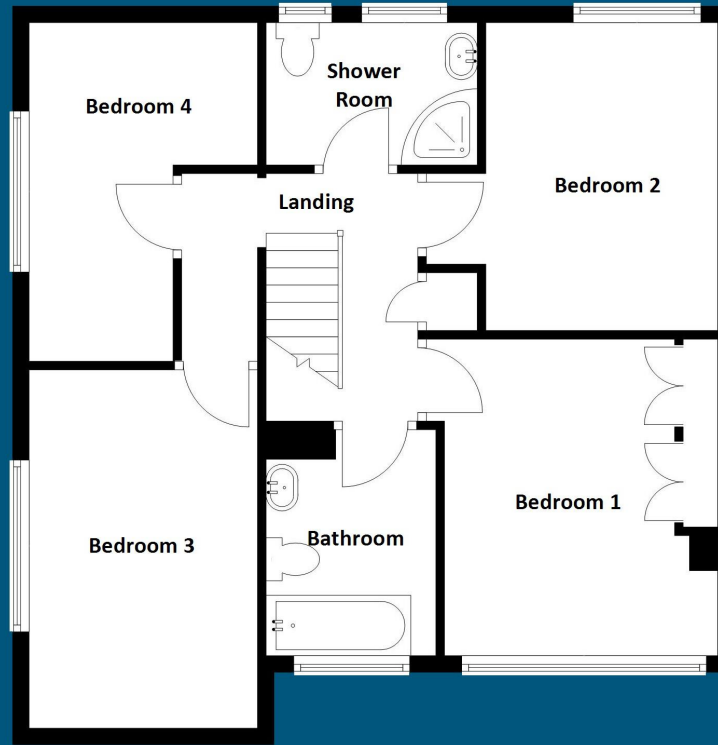
**Total Floor Area: 1466.4sq feet (136.2sq metres) Approx.**

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.: 820.7sq feet (76.2sq metres)



## First Floor

Approx.: 645.7sq feet (60.0sq 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:-

1. The particulars do not constitute any part of an offer or contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Thomas G Harvey & Company or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
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.