



16 Walfruna Gardens, Finchfield

THOMAS HARVEY
ESTATE AGENTS

Beautifully Extended And Impeccably Presented Throughout. This Outstanding Three-Bedroom Family Home Enjoys A Sought-After Cul-De-Sac Setting. Stunning Open-Plan Living Space, A Landscaped South-West Facing Garden And Generous Off-Road Parking. All Within Easy Reach Of Excellent Local Amenities.

16 Wulfruna Gardens, Finchfield, Wolverhampton, WV3 9HZ

Asking Price: £315,000

Tenure: Freehold

Council Tax: Band C – Wolverhampton

EPC Rating: C (71) No: 9334-5620-9009-0369-6276

Total Floor Area: 1066sq. feet (99.0sq. metres) approx.

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

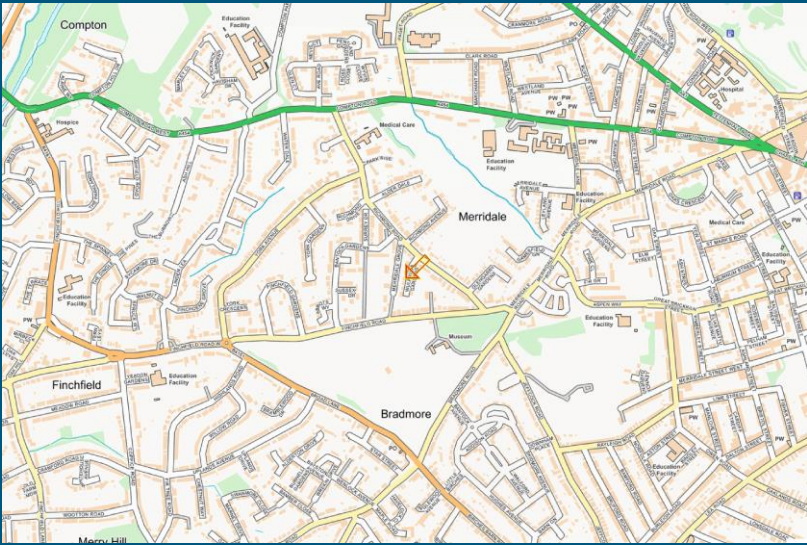
Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available

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

Occupying an desirable position within a quiet and highly sought-after cul-de-sac just off Richmond Road, this exceptional semi-detached residence has been thoughtfully extended and comprehensively renovated to create a stylish and versatile family home of considerable appeal. Deceptive from the roadside, the true scale and quality of the accommodation can only be fully appreciated by an internal inspection. Combining the character and charm of a period home with the comforts and sophistication of modern living, the property has undergone significant improvement in recent years, including a full rewire, replacement double glazing, high-quality flooring throughout, contemporary décor, a luxury family bathroom and an impressive open-plan dining kitchen.

Extending to approximately 1,066sq feet, the beautifully presented accommodation has been carefully designed to suit modern family life. A welcoming entrance porch leads into the reception hall with a guest cloakroom, whilst the elegant front living room provides a warm and inviting retreat, centred around a charming log-burning stove. Undoubtedly the heart of the home is the stunning open-plan living space to the rear, where a comfortable sitting area flows seamlessly through to an impressive full-width L-shaped dining kitchen. Enhanced by bifold doors overlooking the garden, this superb space is perfectly suited to both everyday family living and entertaining on a larger scale, creating a wonderful sense of connectivity between the indoor and outdoor environments. The first floor offers three well-proportioned bedrooms, all presented to an excellent standard, together with a beautifully appointed family bathroom featuring a contemporary white suite and quality fittings. Externally, the property continues to impress. To the front, a block-paved driveway provides ample off-road parking, whilst an adjoining covered veranda offers additional versatility, ideal as sheltered parking, secure storage, a workshop area or potential future conversion (subject to any required consents). To the rear, the landscaped garden enjoys a highly desirable south-westerly aspect, providing a private and tranquil setting for outdoor dining, relaxation and family enjoyment.

The location is equally appealing. Wulfruna Gardens is ideally placed for an excellent range of amenities, including highly regarded schooling in both sectors, an array of shops, restaurants and traditional public houses. Wolverhampton city centre lies less than 1.5 miles away, whilst the picturesque Bantock Park, one of the city's most popular green spaces, is within comfortable walking distance. Representing one of the finest homes of its type currently available, this outstanding property offers buyers the rare opportunity to acquire a beautifully finished family residence requiring no further work, simply ready to move into and enjoy.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

THOMAS HARVEY
ESTATE AGENTS

T: 01902 758111

E: properties@thomasharvey.co.uk

W: www.thomasharvey.co.uk

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

Porch: PVC double glazed double doors with matching surrounding windows, built in shelving and tiled effect vinyl flooring. **Entrance Hall: 13'5" (4.10m) x 6'3" (1.90m)** Internal hardwood door with stained glass leaded opaque windows, covered radiator, laminate flooring and L-Shaped staircase to first floor with recess & storage below. **Fitted Cloakroom:** Fitted with a white suite comprising combined wash hand basin & close coupled WC, part panelled walls, extractor fan and laminate flooring.

Living Room: 15'1" (4.60m into bay) x 10'10" (3.30m)

Open fire place with slate hearth, oak mantle & log burner stove, radiator, built in alcove cupboards & shelving, laminate flooring and double glazed bay window to front with stained glass leaded inserts.

Sitting Room: 12'10" (3.90m) x 10'10" (3.30m)

Radiator, recessed ceiling spot lights, laminate flooring and open archway to: **Dining Kitchen: 17'3" (5.25m max) 14'7" (4.45m max)** Fitted with a matching suite of white units comprising stainless steel 'pull out' mixer tap, a range of base cupboards & drawers with matching corian worktops, suspended wall cupboards with built in microwave, recess & gas point for double cooker having a stainless steel extractor hood over, plumbing for washing machine/ dishwasher, radiator, recessed ceiling spot lights, laminate flooring and double glazed window to rear with matching bifold doors leading onto the terrace.

First Floor Landing: Double glazed opaque window to side and loft hatch with pull down ladder to attic space with power & lighting.

Bathroom: 6'5" (1.95m) x 6'3" (1.90m)

Fitted with a smart white suite comprising panelled bath with chrome overhead shower head & separate handheld spray, vanity unit with mirrored cabinet over, low level WC, chrome heated towel rail, white tile effect PVC panelled walls, extractor fan, LVT flooring and double glazed opaque window to rear.

Bedroom One: 13'9" (4.20m) x 10'10" (3.30m)

Radiator, LVT flooring and double glazed window to front.

Bedroom Two: 11'2" (3.40m) x 10'10" (3.30m)

Radiator, LVT flooring and double glazed window to rear.

Bedroom Three: 10'2" (3.10m) x 6'3" (1.90m)

Radiator, LVT flooring and double glazed window to front.

Rear Garden: Enjoying a south west facing aspect and offering the maximum privacy, the neatly landscaped rear garden includes a large full width terrace with porcelain slabs, flowering borders with timber sleepers, steps down to shaped lawn, rear playground area with bark chippings, surrounding fencing including rear brick wall, exterior lighting & power supply, and side veranda with side opening double wooden doors.





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.







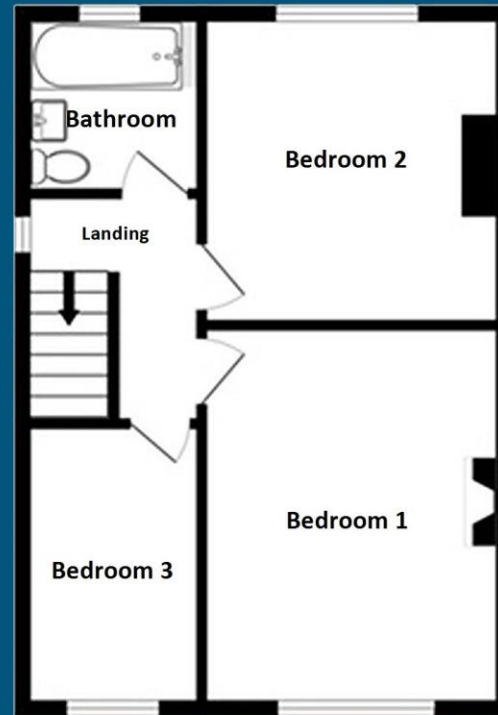




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**Total Floor Area: 1066sq. feet
(99.0sq. metres) approx.**

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



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Ground Floor

Approx.: 614sq feet (57.0sq metres)

First Floor

Approx.: 452sq feet (42.0sq 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.**
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