



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: £415,000

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

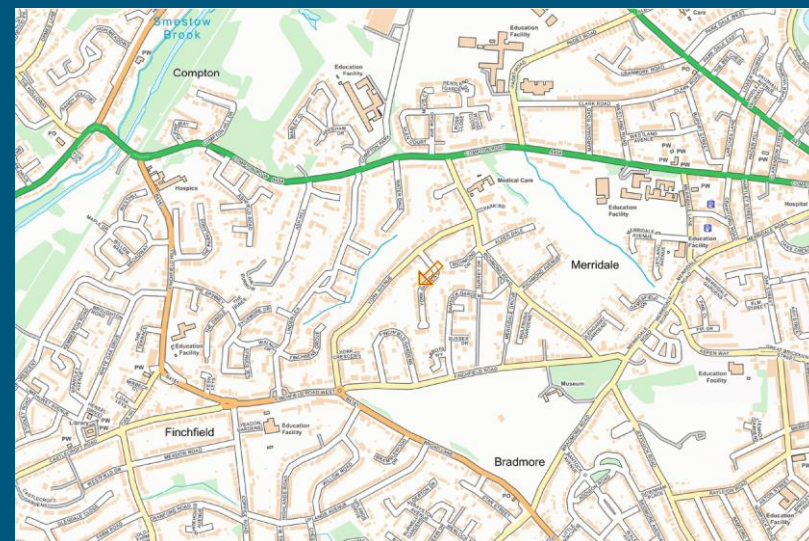
Mobile: Ofcom checker shows three of four main providers have likely coverage indoor and all four have likely coverage outdoor.

Tucked away within one of Wolverhampton's most desirable residential pockets, this individually designed detached residence occupies an exclusive cul-de-sac position just off York Avenue. With excellent amenities close at hand and a wonderfully private setting, 28a York Gardens has been thoughtfully extended over the years to maximise space, resulting in an exceptional family home with superb scope for future enhancement.

Beautifully maintained throughout, the property is ideal for purchasers seeking a generous layout to restyle to their own requirements. The ground floor offers tremendous potential for modern reconfiguration — including the opportunity to create a full-width open-plan dining kitchen with family area (Subject to Planning Permission), transforming the rear of the home into a contemporary social hub.

With an impressive footprint of approx. 1,466 sq ft, the accommodation is arranged to provide a welcoming flow. A reception porch leads into the entrance hall, giving access to a front living room and a separate 18ft rear sitting and dining room — a superb space for entertaining larger families and guests. The 17ft breakfast kitchen, fitted with a traditional suite, enjoys internal access to the garage for everyday convenience. The first floor continues the generous proportions, offering four well-sized bedrooms, a white shower room and an additional family bathroom. Externally, the property benefits from a large driveway providing ample off-road parking and access to the garage. A particular highlight is the mature landscaped rear garden, designed to create a charming outlook and excellent privacy — an ideal setting for outdoor dining, children's play or quiet relaxation.

The location further enhances the appeal, being within easy walking distance of Finchfield Shopping Parade, popular cafés, public houses, public transport links, Bantock Park and highly regarded schools in both sectors. Wolverhampton city centre lies less than 2 miles away, making this an excellent base for commuting to surrounding towns and cities. Offered with no upward chain, 28a York Gardens represents a rare opportunity to acquire a spacious, well-located and individual home with outstanding potential to personalise. Internal viewing is strongly recommended.



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		



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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.











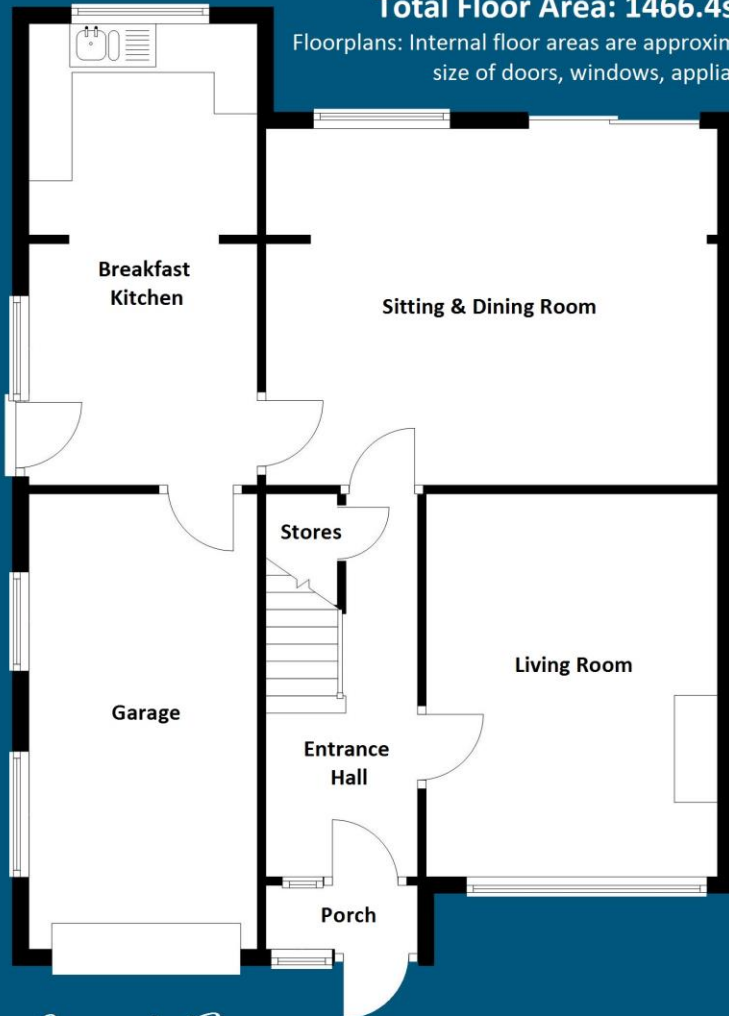




28a York Gardens, Finchfield

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.

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