



45 The Spinney, Finchfield

THOMAS HARVEY
ESTATE AGENTS

A Generous & Well Designed Four Bedroom Two Bathroom Detached Family House Occupying A Corner Plot In A Favoured Finchfield Address!

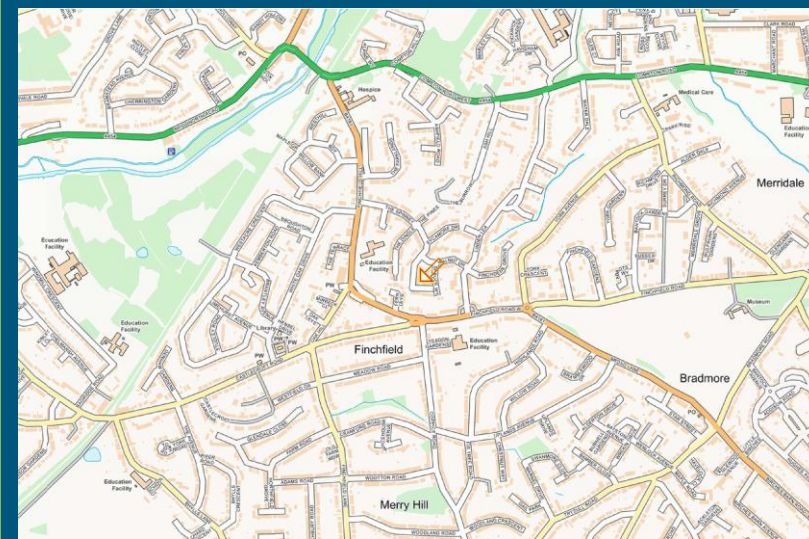
45 The Spinney, Finchfield, Wolverhampton, WV3 9EU
Asking Price: £375,000

Tenure: Freehold
Council Tax: Band D – Wolverhampton
EPC Rating: D (68) No: 03102501-8430-2104-5041)
Total Floor Area: 1099.8sq feet (102.2sq 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 two of four main providers have good coverage indoor and all four have good coverage outdoor.

Occupying a choice corner position in one of the most established addresses in Finchfield and close to the popular attraction known as Bantock Park, this modern distinctive detached property has been extensively restyled by the present owners to create a most impressive contemporary interior, incorporating many luxury fittings throughout and creating a first class family home!

With internal inspection highly recommended to appreciate the thought and design gone into creating such a wonderful home, with no expense spared, a number of the stunning features include trendy décor throughout, quality carpets & flooring, luxury suites in both the family bathroom & master ensuite, Nest central heating system and a superb full width 23ft open plan dining kitchen with family area. Constructed to a well-planned design, the tastefully appointed interior at a generous floor area of approx. 1099.8sq feet includes reception hall, front light & airy living room with staircase to first floor and a fantastic full width open plan dining kitchen with a matching suite of light gloss units. The ground floor also includes a useful utility & guest cloakroom, fitted with desk facilities, ideal for a home office set up. On the first floor, the landing leads to four good sized bedrooms, an ensuite shower room and luxury family bathroom. At the front of the house is a double width block paved driveway providing ample off road parking and leads to the garage, although not large enough to park a car, the garage offers very useful storage space. The rear garden enjoys a south-east facing aspect and has been landscaped to create a most pleasant setting with a valuable summerhouse and lots of space at the side.

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 city centre is also 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		85 B
69-80	C		
55-68	D	68 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 opaque door and matching side windows, built in meter cupboard and tiled effect vinyl flooring.

Living Room: 14'9" (4.50m) x 14'4" (4.36m)

Internal hardwood opaque glazed door, covered radiator, staircase to first floor with built in cloaks cupboard below, laminate flooring and double glazed picture window to front. Internal hardwood glazed double doors lead to:

Full Width Open Plan Dining Kitchen: 23'9" (7.30m max) x 12'9" (3.39m max)

Fitted with a matching suite of modern light gloss units comprising a range of base cupboards, drawers & matching suspended wall cupboards, plinth LED lighting, laminate worktops with stainless steel 1.5 drainer sink unit with mixer tap, built in appliances include Neff twin oven & 4-ring induction hob with stainless steel extractor hood over, plumbing for dishwasher, recess for fridge freezer, white vertical radiator & graphite vertical radiator, laminate flooring, double glazed windows to rear with matching patio doors to garden.

Utility/ Office: 9'9" (3.04m max) x 7'9" (2.41m)

Built in base cupboard with matching laminate worktop including matching desk, radiator, recessed ceiling spotlight, laminate flooring and double glazed opaque window to side. **Fitted Cloakroom:** White low level WC, sink unit, tiled effect vinyl flooring and recessed ceiling spotlight.

First Floor Landing: Built in airing cupboard and loft hatch.

Bedroom One: 13'1" (4.00m) x 8'8" (2.65m)

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

Bedroom Two: 8'2" (2.49m) x 6'7" (2.00m)

Radiator, laminate flooring and double glazed windows to front and side. **Ensuite Shower Room: 6'2" (1.88m) x 5'3" (1.61m)** Fitted with a white suite comprising corner shower with electric shower unit, pedestal wash hand basin, low level WC, radiator, mirrored cabinet, vinyl flooring and double glazed opaque window to rear.

Bedroom Three: 9'2" (2.79m) x 8'9" (2.66m)

Built in cupboard, covered radiator and double glazed window to rear.

Bedroom Four: 9'7" (2.92m) x 5'10" (1.78m)

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

Bathroom: 6'3" (1.90m) x 5'10" (1.78m)

Fitted with a smart white suite comprising panelled bath with shower unit & handheld spray, vanity unit, recessed WC & storage cupboards, graphite heated towel rail, part tiled walls, recessed ceiling spotlights, tiled effect cushioned flooring and double glazed opaque window to rear.

Garage/ Garden Stores: (2.53m) x (1.93m)

'Up & over' garage door, power, lighting and wall mounted gas fired central heating boiler.

Rear Garden: Neatly landscaped comprising a full width paved patio with further terraced area at side, shaped centre lawn with flowering borders, a variety of shrubs & trees, rear patio with garden shed/summer house, separate timber garden shed at side, exterior water, lighting & power, surrounding fencing and gated side access.



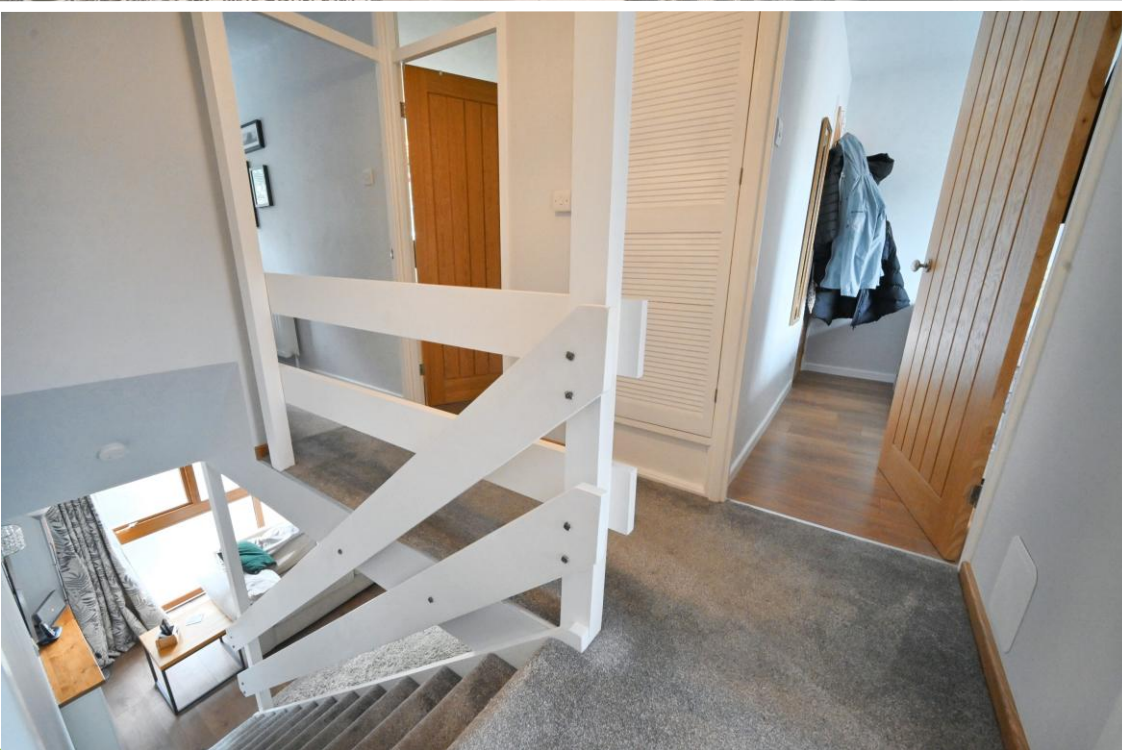




IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

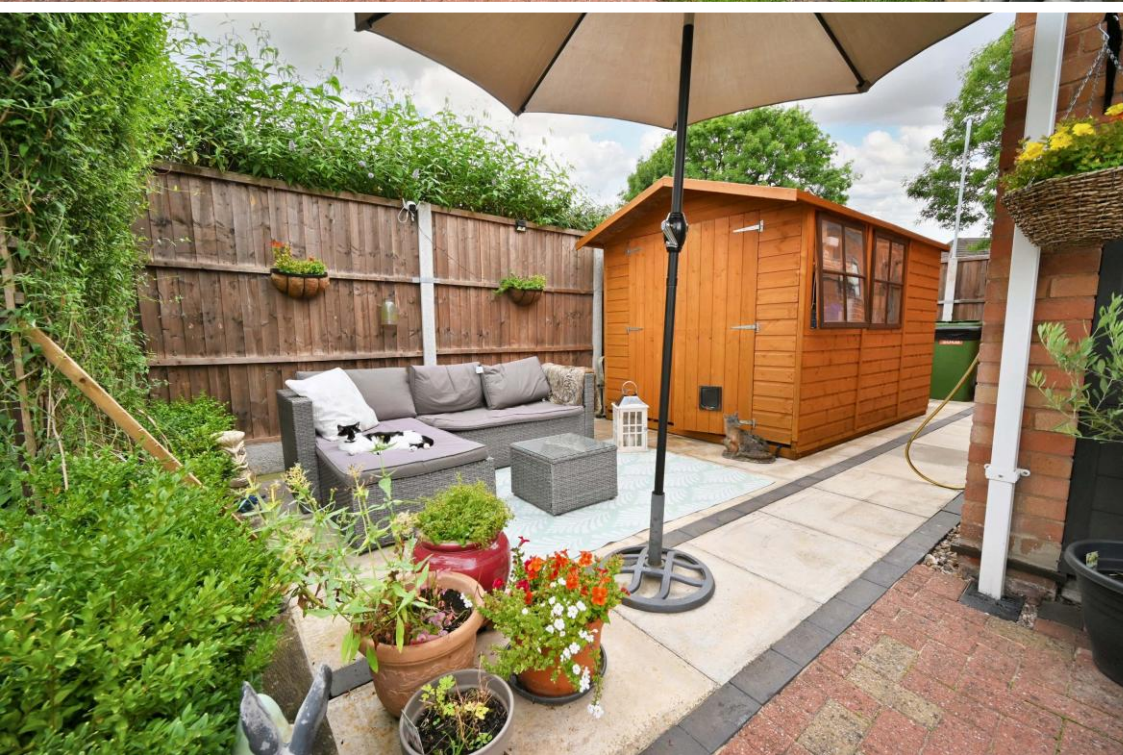






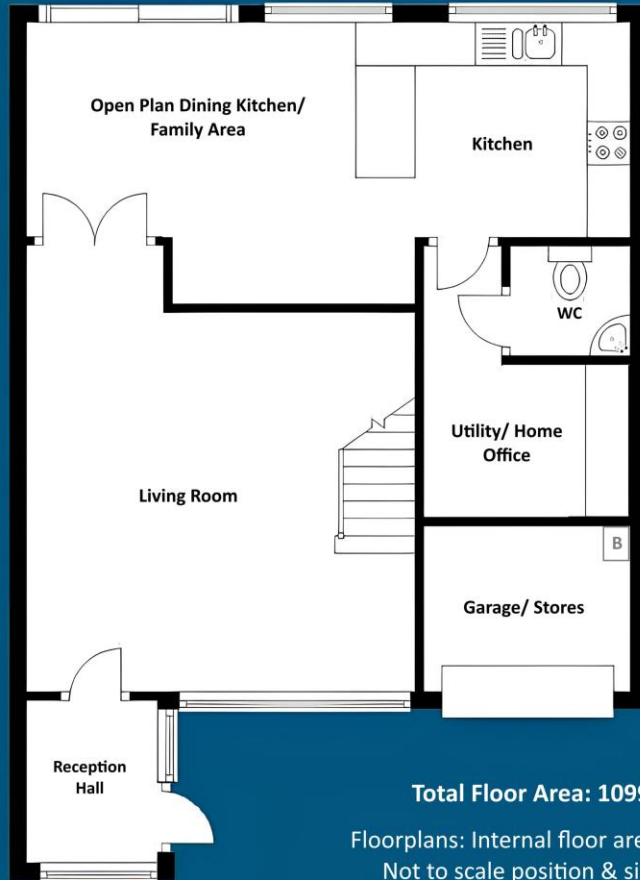






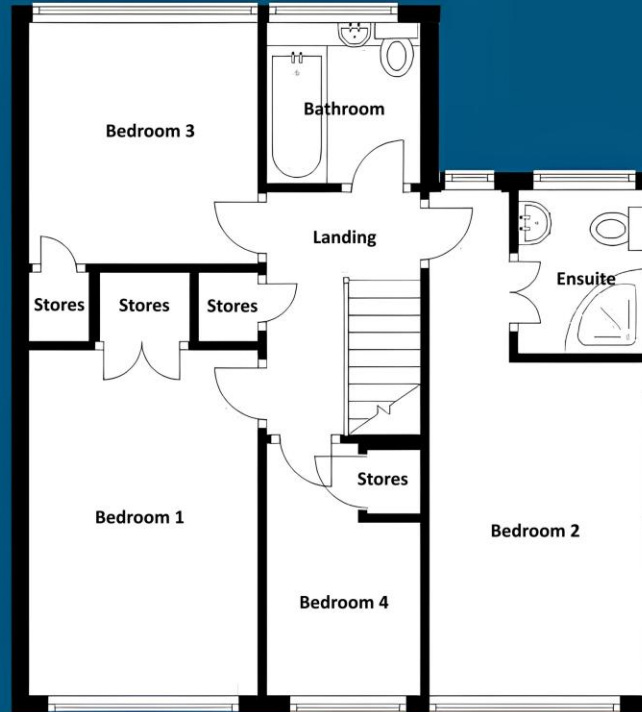
Ground Floor

Approx.: 591.7sq feet (55.0sq metres)



First Floor

Approx.: 508.1sq feet (47.2sq metres)



Total Floor Area: 1099.8sq feet (102.2sq 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.



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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