



*18 Walfrana Gardens, Finchfield*

# A Charming & Extended Three Bedroom Semi Detached Period Property. Restyled Over The Years To Create An Excellent Family Home!

**18 Wulfruna Gardens, Finchfield, Wolverhampton, WV3 9HZ**

**Asking Price: £295,000**

**Tenure: Freehold**

**Council Tax: C - Wolverhampton**

**EPC Rating: 8704-3306-3222-6226-8203**

**Total Floor Area: 1,128.2sq feet (104.8sq metres) Approx.**

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

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

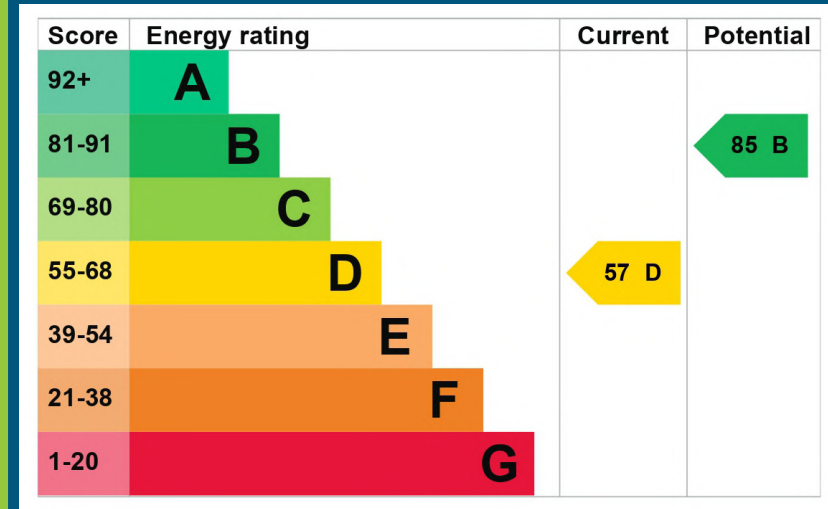
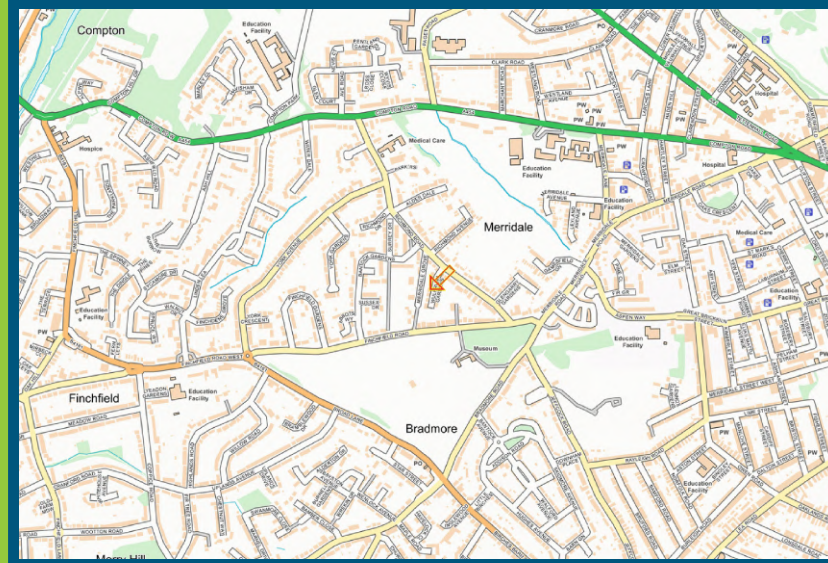
**Mobile: Ofcom checker shows four main providers have likely coverage outdoor.**

Occupying a pleasant cul de sac position just off Richmond Road and therefore in a most sought after residential area convenient for the majority of amenities, this deceptive semi-detached property has been thoughtfully extended & restyled over the years to create excellent living accommodation, a superb example of a family house!

Deceptive externally, viewing of the interior is essential to appreciate this fine family home, having the benefit of quality carpets & flooring, fresh décor throughout, replaced central heating boiler & refitted luxury family bathroom. No 18 still offers tremendous potential to reconfigure the rear ground floor layout to create an open plan dining kitchen with family room (subject to planning permission).

Although having a modern interior, 18 Wulfruna Gardens has been designed to retain the charm & appeal of a period property and at approx. 1,128sq feet the versatile interior includes porch to entrance hall, front living room, separate dining room with adjacent sun room and a 18ft long kitchen. On the first floor there are three good bedrooms and the family bathroom has been fitted with a smart white suite. At the front of the house is a double width block paved driveway providing ample off road parking with the added benefit of a covered carport at side which could be used for further screened parking or altered to provide garden stores/ workshop. The enclosed rear garden enjoys a south-west facing aspect and has been thoughtfully landscaped to provide a pleasant outlook whilst maintaining the maximum privacy.

Wulfruna Gardens is within easy distance of local facilities including excellent schooling in both sectors, a number of popular shops & restaurants/ public houses and the city centre is less than 1.5 miles away. The popular tourist attraction known as Bantock Park is also within easy walking distance. Certainly one of the finest examples currently on the market and ideal for purchasers requiring a house ready to just move into, the accommodation further comprises:



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**Porch:** PVC double glazed double doors, shelving and terracotta tiled flooring. **Entrance Hall:** internal hardwood opaque stained glass leaded door with matching side windows, covered radiator, LVT flooring and stairs to first floor with built in cloaks cupboard below.

**Living Room: 12'1" (3.69m) x 10'11" (3.33m)**

Modern 'hole in the wall' gas fire, radiator, LVT flooring and double glazed bay window with stained glass leaded lights to front.

**Dining Room: 13ft (3.97m) x 10'11" (3.33m)**

Radiator, LVT flooring and internal full height glazed window with door to: **Sun Room: 10'10" (3.30m) x 9'5" (2.88m)** Vinyl flooring and glazed double doors to rear garden.

**Kitchen: 18'3" (5.59m) x 6'4" (1.92m)**

A matching suite of cream units comprising a range of cupboards, drawers & suspended wall cupboards, wood worktops, white ceramic single drainer sink unit with chrome pull out mixer tap, concealed wall mounted central heating boiler, built in electric oven, 4-ring stainless steel gas hob with extractor hood over, recess & plumbing for washing machine & dishwasher, tiled splashbacks, radiator, vinyl flooring and double glazed windows to rear and side with matching door to carport.

**First Floor Landing:** Double glazed opaque window to side and loft hatch with pull down ladder.

**Bedroom One: 14'3" (4.35m) x 10'10" (3.30m)**

Fitted with twin double wardrobes having mirrored doors, radiator and double glazed window to front.

**Bedroom Two: 11'1" (3.37m) x 10'11" (3.33m)**

Fitted with full width wardrobes having mirrored doors, radiator and double glazed window to rear.

**Bedroom Three: 9'10" (3.00m) x 6'4" (1.93m)**

Fitted with double wardrobes having mirrored doors, radiator and double glazed window to front.

**Bathroom: 6'3" (1.91m) x 6'3" (1.91m)**

Fitted with a modern white suite comprising panelled bath with chrome overhead rainfall shower, handheld spray & side screen, vanity unit with further drawer unit & matching tall wall cupboards, low level WC, chrome heated towel rail, tiled walls & flooring, recessed ceiling spot lights and double glazed opaque window to rear.

**South-West Facing Rear Garden:** Landscaped with full width paved & gravelled terrace overlooking centre lawn, fully stocked flowering border with a variety of shrubs & trees, additional raised paved terrace at rear with shed, rear brick wall and surrounding hedging. **Covered Carport:** Wooden double gates, power & lighting.

**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.









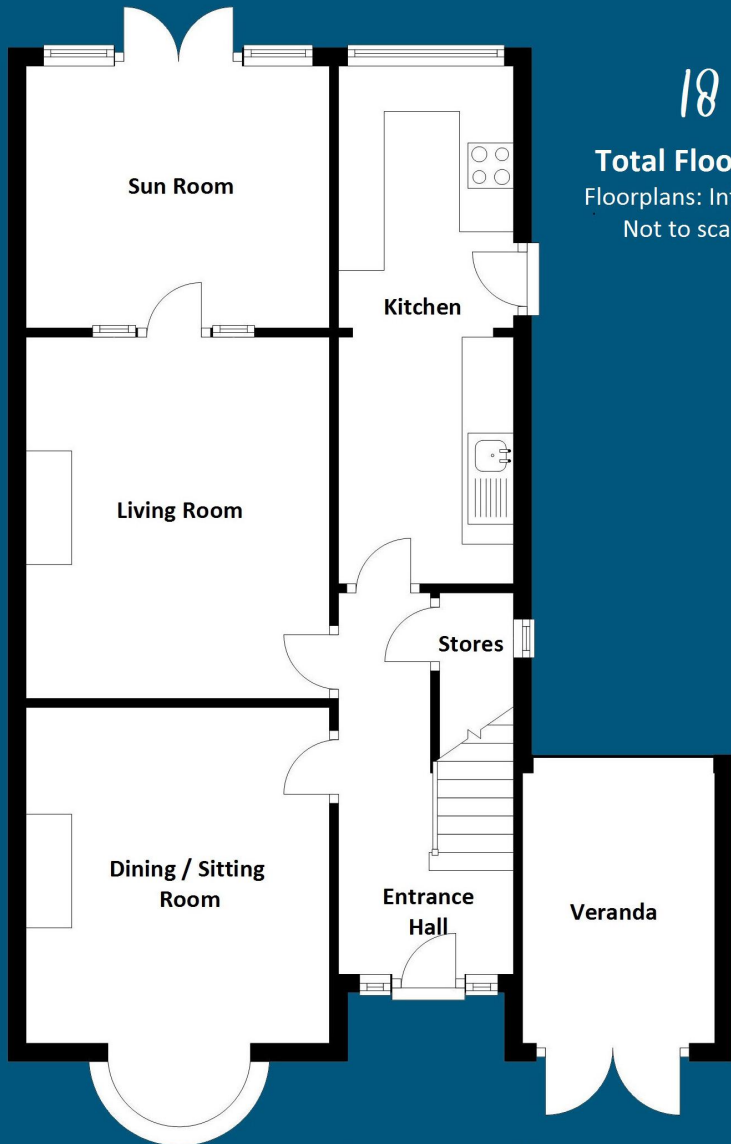




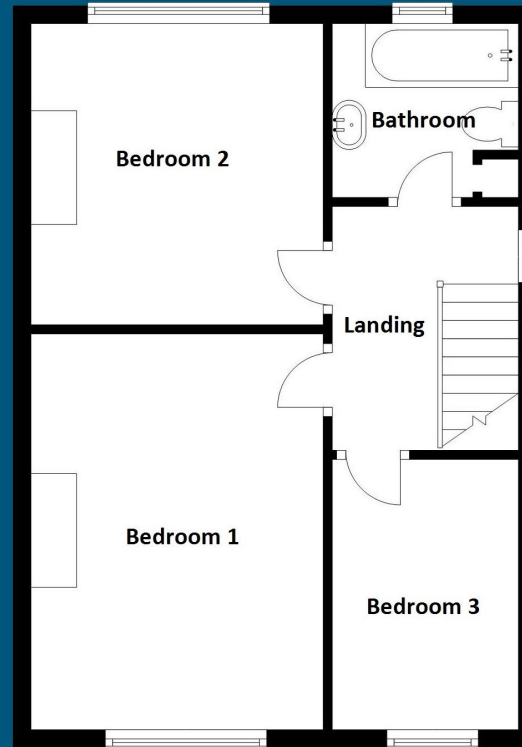


# 18 Walbruna Gardens, Finchfield

**Total Floor Area: 1128.2sq feet (104.8sq 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.: 676.2sq feet  
 (62.8sq metres)



*First Floor*  
 Approx.: 452.0sq 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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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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