



33 York Gardens, Finchfield, Wolverhampton, WV3 9BY

BERRIMAN  
EATON

# 33 York Gardens, Finchfield, Wolverhampton, WV3 9BY

A deceptive semi-detached family home which has been substantially extended to the rear at ground floor level to create a versatile residence with the potential for an independent annex

## LOCATION

York Gardens lies off York Road in a prestigious residential area which has long since been one of the finest addresses within the locality.

A wide range of local facilities are available within both Finchfield and Compton and the property is within easy reach of excellent schooling of high repute in both sectors.

## DESCRIPTION

33 York Gardens is a well proportioned and surprisingly large semi-detached home which stands in a good plot and which has been extended to the rear at ground floor level to create flexible accommodation which can be utilised according to buyers individual requirements. There is ample scope for officing for those wishing to work from home and there is the potential for the creation of a ground floor bedroom suite or self-contained annex.

## ACCOMMODATION

A double glazed door and side window open into the HALL with wood herringbone flooring. There is a through LOUNGE AND DINING ROOM with the lounge having a double glazed window to the front and a gas coal effect fire set in a formal surround and the dining room has wood laminate flooring and a patio door to the rear garden There is an open doorway to the KITCHEN which has a range of wall and base units with space for several appliances, a wall mounted Worcester Bosch boiler, a sink and drainer with a double glazed window over and a shelved pantry. The SITTING ROOM has a double glazed window to the front and a door to the LAUNDRY with space for several appliances, and understairs cupboard a door to a side passage, a door to the garden and a ground floor SHOWER ROOM with a shower cubicle, wash basin and WC. The FAMILY ROOM has a double glazed window to the side and a STORE ROOM to the rear.

Stairs from the hall rise to the first floor landing with a double glazed window to the side, access to the loft and a cupboard housing the hot water cylinder. BEDROOM ONE is a good size double with double glazed windows to the front. BEDROOM TWO has a double glazed window to the rear and a range of fitted wardrobes. BEDROOM THREE has a double glazed window to the front and a cupboard over the stairs with shelving. The BATHROOM has a panelled bath with shower over, vanity unit with wash basin and cupboards beneath, WC, tiled floor and walls and a double glazed window.

## OUTSIDE

33 York Gardens sits behind a DRIVEWAY laid in tarmacadam affording off road parking with an area of lawn to the side and screening hedges. There is a step up to the front door and external lighting. The REAR GARDEN has a paved patio to the rear with external lighting and a cold water supply, there is a shaped lawn beyond and a shed.

## EXPIRED PLANNING PERMISSION

22/01346/FUL

Planning permission has previously been passed for: "Proposed Single Storey Rear Extension and 1st Floor Side Extension"

Decision Date: 23rd January 2023

This has now expired but could be resubmitted.

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND C – Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard and Ultrafast are available

Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>  
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

The long term flood defences website shows very low risk.

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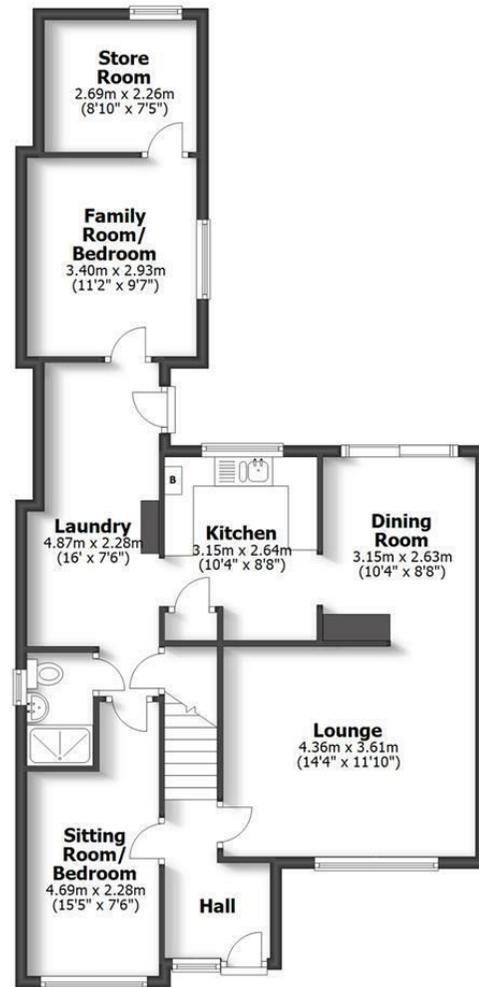
Offers In The Region Of  
**£375,000**

EPC:

**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.



# 33 YORK GARDENS FINCHFIELD



Ground Floor



First Floor

**TOTAL: 117.3sq.m. 1263sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE

