



11 Adams Road, Finchfield

THOMAS HARVEY
ESTATE AGENTS

An Extensively Extended & Remodelled High Quality Three Bedroom Two Bathroom Detached Family House. Undoubtedly One Of The Finest Examples Of Its Type On The Market!

11 Adams Road, Finchfield, Wolverhampton, WV3 8EJ

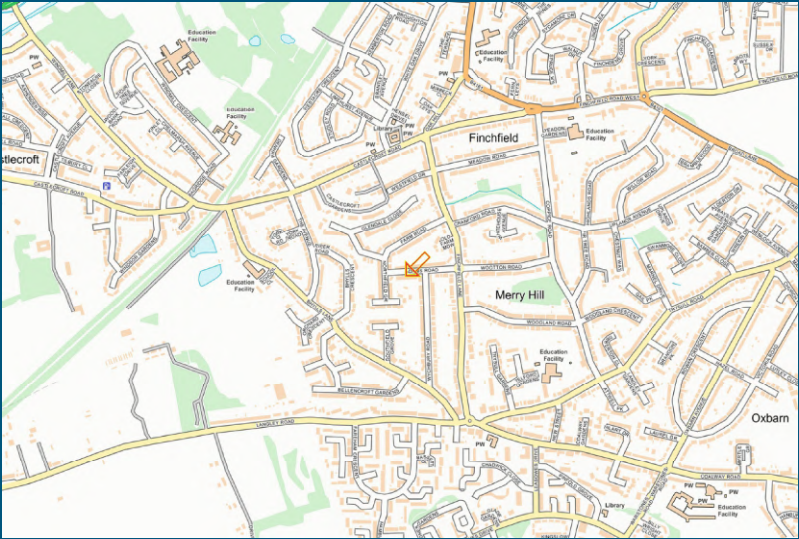
Asking Price: £450,000

- Tenure: Freehold
Council Tax: Band D - Wolverhampton
EPC Rating: E (52) No: 9877-3064-1203-0756-4204
Total Floor Area: 1,482.3sq feet (137.7sq 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 three of four main providers have likely coverage indoor and all four have good outdoor coverage.

Situated within one of Wolverhampton’s most coveted residential pockets, this distinctive detached residence stands as a superb example of modern family living at its finest. Meticulously extended, redesigned and finished to an exceptional specification, the property offers a luxurious, turnkey home where quality craftsmanship, contemporary styling and everyday comfort blend seamlessly throughout its beautifully curated spaces.

From the moment you step inside, No. 11 delivers a premium living experience. With an impressive footprint of approx. 1,482 sq ft, every inch of the home has been thoughtfully considered and upgraded. The interior showcases a harmonious palette of sleek modern décor, new carpets and flooring, oak-veneered internal doors, luxury refitted bathrooms and high-performance double glazing — all contributing to a refined, cohesive aesthetic that feels both elegant and inviting. At the heart of the home lies the showpiece: a spectacular bespoke open-plan kitchen, dining and family area designed to elevate everyday living and transform entertaining into a joy. Fitted with an extensive suite of contemporary cabinetry and high-quality integrated appliances, this multifunctional space flows effortlessly, offering the perfect backdrop for family gatherings, dinner parties or relaxed weekend mornings. The ground floor unfolds from a welcoming reception porch into a stylish entrance hall with staircase rising to the first floor. A chic shower room adds convenience, while the front sitting/dining room provides a versatile retreat ideal for formal dining or quiet relaxation. To the rear, the impressive 23ft living room offers a generous, light-filled space with ample room for both lounging and entertaining. Upstairs, the galleried landing leads to three beautifully appointed bedrooms, each thoughtfully designed to maximise comfort and practicality. A smart, modern family bathroom serves the floor, while a useful loft room provides additional flexibility — perfect as storage, hobby space or a potential future conversion (subject to regulations). Outside, the property continues to impress. The rear garden has been professionally landscaped to create a stylish, low-maintenance outdoor haven — ideal for alfresco dining, summer relaxation or children’s play. A detached outbuilding offers outstanding versatility, lending itself perfectly to a home office, gym, studio or workshop. To the front, a walled driveway provides generous off-road parking and enhances the home’s attractive kerb appeal.

Finchfield offers one of Wolverhampton’s most desirable residential environments. Residents enjoy easy access to Finchfield Shopping Parade, with its mix of independent retailers, cafés and essential amenities, while nearby Merryhill provides further choice for daily needs. The area is renowned for its excellent schooling, with several highly regarded primary and secondary options within close proximity, making it a favourite for families. Beautiful green spaces including Bantock Park and surrounding woodland walks create a peaceful backdrop for weekend leisure, while regular bus routes and swift road links place the city centre, Compton and Tettenhall Village all within effortless reach. **A truly individual home of outstanding calibre, offering space, style, luxury and versatility in one of the city’s most desirable settings. Internal viewing is highly recommended to fully appreciate the superior standard of accommodation on offer.**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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Porch: Composite double glazed front door, built in base cupboard / storage, recessed ceiling spotlights, tiled flooring and double glazed side windows. **Entrance Hall:** Internal hardwood opaque glazed door, radiator, part panelled walls, tiled flooring with under floor heating and L-Shaped staircase to first floor. **Utility Cupboard:** Worktop and plumbing for washing machine.

Downstairs Shower Room: 7’5’’ (2.28m) x 3’10’’ (1.17m)

Fitted with a luxury contemporary suite comprising double shower with matte black fittings including rainfall shower & hand held spray, low level WC, recessed wash hand basin, graphite heated towel rail, tiled walls & flooring with matching patterned feature wall, recessed ceiling spotlights, extractor fan and double glazed Velux window.

Sitting/ Dining Room: 11’11’’ (3.64m) x 11’11’’ (3.64m)

Open fireplace with tiled hearth & gas coal stove, radiator, part panelled walls and double glazed bay window to front.

Lounge: 22’11’’ (6.96m) x 11’1’’ (3.37m)

A feature remote controlled modern electric fire with glass & mirrored inserts, two radiators, part panelled walls and double glazed patio doors to rear garden.

Open Plan Dining Kitchen with Family Area: 26’10’’ (8.18m max) x 15’3’’ (4.66m max)

Fitted with a matching suite of modern shaker style suite with concrete effect doors comprising a range of base cupboards, drawers & suspended wall cupboards, tall units with integrated appliances including fridge, freezer & twin Smeg electric ovens with microwave function, matching central island with breakfast bar & storage, built in dishwasher, wine fridge & 5-ring gas hob with extractor hood over, granite worktops with black sunken sink unit & instant hot water mixer tap, two black vertical radiators, recessed ceiling spotlights, marble effect tiled flooring with under floor heating, double glazed glass lantern and double glazed window to rear with matching PVC door.

First Floor Landing: Oak balustrade with glass inserts, part panelled walls, double glazed window to side and loft hatch with pull down ladder to the attic room with skylight to rear.

Bedroom One: 12ft (3.66m) x 11’10’’ (3.61m)

Built in triple corner wardrobes, radiator and double glazed window to front.

Bedroom Two: 12’1’’ (3.68m) x 10’8’’ (3.26m)

Full width floor to ceiling built in wardrobes, radiator and double glazed window to rear.

Bedroom Three: 8’11’’ (2.71m) x 7ft (2.14m)

Radiator, part panelled walls and double glazed window to rear.

Bathroom: 6’5’’ (1.95m) x 5’10’’ (1.79m)

Fitted with a smart white suite comprising panelled bath with chrome rainfall shower head, separate hand held spray & folding side screen, vanity unit with recessed WC & storage, chrome heated towel rail, tiled walls & flooring, wall mounted mirrored cabinet and double glazed opaque window to front.

Rear Garden: Neatly landscaped to create excellent useable outdoor space whilst offering low maintenance and including full width imprinted concrete patio, matching steps to raised area with path, squared centre lawn, a further terrace at rear, surrounding fencing, exterior lighting & water and gated side entry. **Detached Hobbies Room: 13’11’’ (4.23m) x 10’4’’ (3.16m)** Could be used for a multitude of purposes, including home office, gym etc. and includes power, lighting, storage and double glazed bi-fold 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.











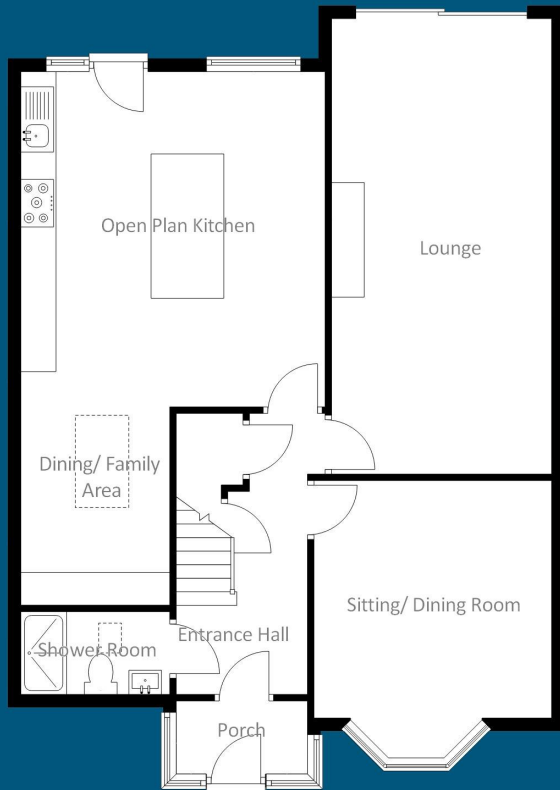




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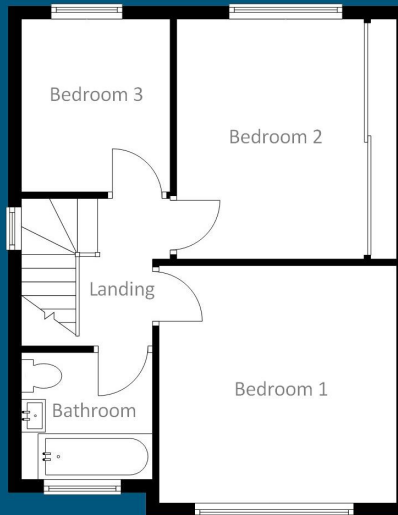
Total Floor Area: 1,482.3sq feet
(137.7sq metres) Approx.

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.: 1,043.2sq feet
(96.9sq metres)



First Floor

Approx. 439.0sq feet
(40.8sq 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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