



1 Farm Road, Finchfield

**THOMAS HARVEY**  
ESTATE AGENTS

# A Most Individually Designed Two Bedroom Split Level Detached Bungalow In A Favourite Location Of Finchfield With The Majority Of Amenities Close At Hand!

**1 Farm Road, Finchfield, Wolverhampton, WV3 8EW**

**Asking Price: £350,000**

**Tenure: Freehold**

**Council Tax: Band D - Wolverhampton**

**EPC Rating: D (64) No: 0380-2601-3530-2225-7325**

**Total Floor Area: 1168.4sq feet (108.5sq metres)**

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

**No Upward Chain**

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

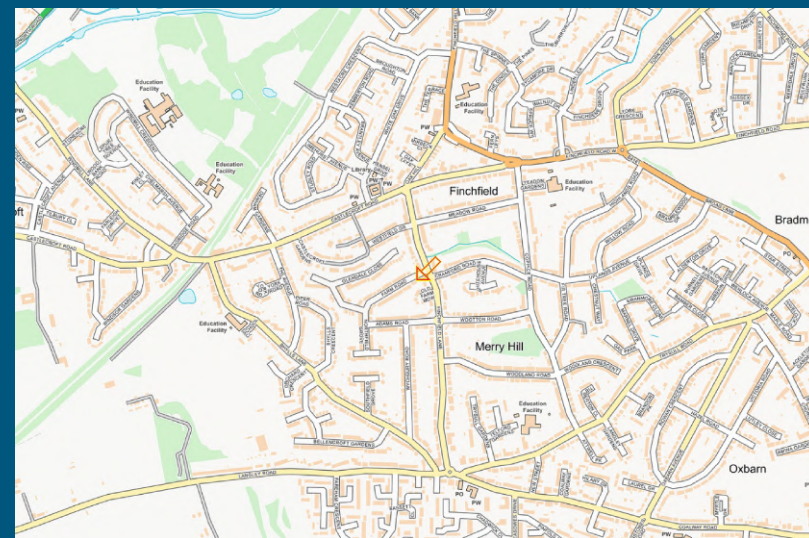
**Mobile: Ofcom checker shows two of four main providers have good coverage indoor (two variable) and all four have good coverage outdoor.**

Occupying a choice position in this exclusive location just off Finchfield Lane, in a most sought after location of Wolverhampton and set well back from the road, this individually designed split level detached bungalow offers a deceptive & spacious living accommodation, ideal for buyers requiring the accommodation of a good size home, yet with the majority of accommodation on one level.

At approximately 1,168.4sq ft., 1 Farm Road has been well maintained over the years to create a most comfortable interior, with internal inspection highly recommended to appreciate the unique layout which utilises the maximum space. The present layout includes a canopy porch to the reception dining hall, a fitted kitchen with a limed oak style suite and adjacent utility/ breakfast area, double glazed conservatory and 22ft charming living room at rear. Also from the dining hall, is the master bedroom having an extensive range of built in furniture and steps lead down to the second bedroom and shower room. At the front of the property is a driveway providing ample off road parking and leads to the garage with remote controlled door. A further feature of No 1 is the sympathetically landscaped, mature rear garden which provides not only a picturesque setting, but maintains the maximum privacy.

Within easy access of the city centre, Farm Road also benefits from being in walking distance of local facilities including shops at Merryhill & Finchfield Shopping Parade, local bus routes, several chosen schools in both sectors and the popular tourist attraction known as Bantock Park.

Offered with no upward chain, internal inspection is highly recommended to appreciate this most individual property being a superb example of its type and further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



**T: 01902 758111**

**E: [properties@thomasharvey.co.uk](mailto:properties@thomasharvey.co.uk)**

**W: [www.thomasharvey.co.uk](http://www.thomasharvey.co.uk)**

**A: 1 The Arcade, High Street, Tettenhall, Wolverhampton WV6 8QS**

**Stairs & Canopy Porch Leads To The Reception Hall/ Dining Room: 11'11" (3.64m) x 10'3" (3.75m)** PVC opaque double glazed front door, two radiators, coved ceiling, internal glazed opaque window to side, built in cloaks cupboard with overhead stores and stairs down to lower floor.

**Kitchen: 12'6" (3.82m) x 8'4" (2.55m)**

Fitted with a matching suite of limed oak style units comprising stainless steel 1½ drainer sink unit, a range of base cupboards, drawers & suspended wall cupboards, matching worktops, built in airing cupboard housing gas fired wall mounted central heating boiler, recess & gas point for cooker, plumbing for dishwasher, coved ceiling, tiled effect cushion flooring and double glazed window to front and open archway to: **Utility/ Breakfast Area: 7'5" (2.24m) x 7'5" (2.25m)** In keeping with the kitchen units, there are further base cupboards, drawers & suspended wall cupboards, matching worktops including breakfast bar, plumbing for washing machine, coved ceiling, tiled effect cushion flooring and double glazed opaque window to side.

**Living Room: 21'7" (6.58m) x 12'4" (3.77m)**

Two radiators, tiled hearth with fireplace, coved ceiling, double glazed picture window to rear and internal aluminium double glazed sliding doors to conservatory.

**Conservatory: 11ft (3.35m) x 7'4" (2.24m)**

Ceiling light & fan, fitted window blinds, tiled flooring and double doors to rear garden.

**Bedroom One: 11'11" (3.64m) x 11'1" (3.39m)**

Fitted with a range of built in furniture including wardrobes, overhead stores, bedside tables, cupboards & drawers, large built in wardrobe, radiator, coved ceiling, storage into eaves and double glazed window to rear.

**Lower Landing:** Double glazed window to front.

**Bedroom Two: 11'1" (3.37m) x 8'11" (2.72m)**

Twin built in wardrobes with overhead stores & dressing table, radiator and double glazed window to front.

**Shower Room: 8'11" (2.72m) x 5'6" (1.68m)**

Fitted with a white suite comprising corner shower enclosure with electric shower, full length vanity unit, low level WC, heated towel rail, part tiled walls, vinyl flooring and double glazed opaque window to side.

**Garage: 16'2" (4.93m) x 8'2" (2.49m)**

Remote controlled 'Up & Over' garage door, power, lighting, shelving & sink unit at rear, storage in roof space and double glazed window & door to side.

**Rear Garden:** Neatly landscaped and comprising a full width paved patio with dwarf wall & steps to raised lawn, shaped flowering borders, two garden sheds, 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.







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.











*1 Farm Road, Finchfield*

**Total Floor Area: 1168.4sq feet (108.5sq 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.

**MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.**

Thomas G Harvey for themselves and for the vendors of this property whose agents they are, give notice that:-

1. The particulars do not constitute any part of an offer or contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Thomas G Harvey & Company or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The vendor does not make or give, and neither Thomas G Harvey & Company, nor any person in their employment has any authority to make or give representation or warranty in relation to this property.