



20 Richmond Road, Finchfield

THOMAS HARVEY
ESTATE AGENTS

A Traditional Yet Generous Five Bedroom Three Bathroom Detached House, Offering Excellent Accommodation As A Family House & Host Of Character Features Throughout, In A Favoured Residential Address!

20 Richmond Road, Finchfield, Wolverhampton, WV3 9HY

Asking Price: £695,000

Tenure: Freehold

Council Tax: Band G - Wolverhampton

EPC Rating: E (45) No: 2179-3059-6202-1406-4200

Total Floor Area: 3,011.9sq feet (279.8sq metres) Approx.

No Upward Chain

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

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

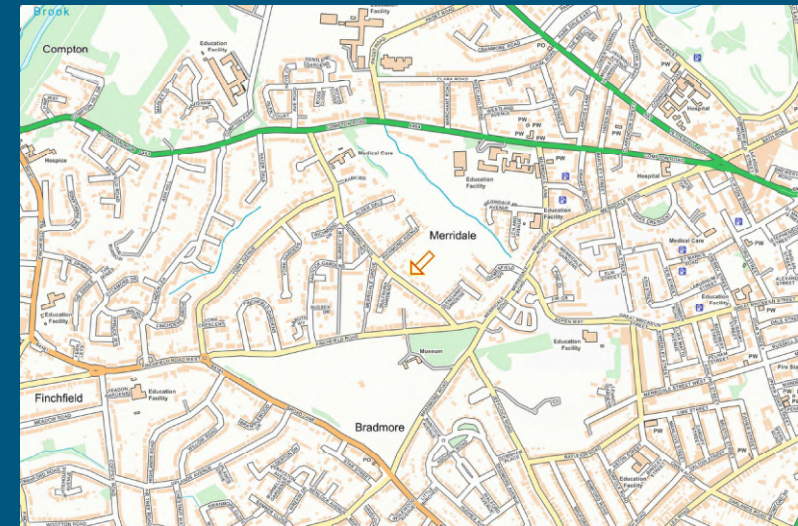
Mobile: Ofcom checker shows two of four main providers have variable coverage indoor and all four have good coverage outdoor.

Situated in one of the most sought after locations in Finchfield, screened & set well back from the road and backing onto Wolverhampton Grammar School's Cricket Ground, this charming & period detached property has been well maintained over the years to create a most impressive and spacious family home.

With a floor area of approx. 3011.9sq feet, the extremely spacious accommodation, retain the charm and appeal of a period property whilst creating a tastefully appointed interior with a number of characteristic & superior features throughout. Viewing is highly recommended to appreciate this unique & desirable home, an excellent opportunity for buyers requiring a generous home, to restyle to own requirements.

The gas central heated and double glazed interior includes welcoming entrance hall with an oak panelled staircase & guest cloakroom, the choice of two 17ft reception rooms and a separate sitting room. At the rear of the house is a breakfast room leading into the fitted kitchen with adjacent utility & lobby. On the first floor, the galleried landing leads to five bedrooms with the two principal suites, both of a very good size and featuring ensuite shower rooms. There is a also a family bathroom and separate WC. From the landing, a further staircase leads to the top floor, having a useful study and large storage rooms. This space could be easily converted to provide a multitude of purposes. At the front of the property is a large tarmacked driveway providing off road parking for several cars, being screened from the road by hedging and leads to the garage at side. A feature of the property is certainly the mature & fully stocked rear garden, measuring at approx. 250ft long, the grounds have been extensively landscaped to provide a most beautiful setting whilst maintaining the maximum privacy with a custom made fish pond and a range of outbuilding/ sheds.

Richmond Road 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 admired tourist attraction known as Bantock Park is also within easy walking distance. Certainly one of the finest examples currently on the market, early interest is highly recommended to appreciate this unique individual family property. Offered with no upward chain, the accommodation further comprises:



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 67 D |
| 39-54 | E | 45 E | |
| 21-38 | F | | |
| 1-20 | G | | |



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Entrance Hall: Hardwood front door with leaded opaque window, radiator, coved ceiling, hardwood glazed window to front and wood panelled staircase to first floor with storage cupboard below

Guest Cloakroom: 7'1" (2.16m) x 11ft (3.35m)

Fitted with a low level WC & pedestal wash hand basin, radiator, floor to ceiling airing cupboard & cloaks cupboard, coved ceiling, wood style parquet flooring and hardwood opaque glazed window to side.

Sitting Room: 12ft (3.66m) x 11ft (3.35m)

Radiator, coved ceiling, laminate flooring and hardwood glazed window to side.

Living Room: 17'1" (5.21m) x 15'1" (4.59m)

Period style black open fireplace with marble hearth, two radiators, period style coved ceiling, wood flooring and PVC double glazed windows to side and matching bay window to front.

Dining Room: 17'9" (5.40m) x 13ft (3.96m)

Feature tiled fireplace with matching hearth, wood surround & gas coal fire, two radiators, wall light points, coved ceiling, original wood flooring, double glazed bay window to front and matching full height window to rear with door to garden.

Breakfast Room: 10'1" (3.07m) x 10'10" (3.30m)

Radiator, coved ceiling, laminate flooring, secondary glazed window to rear and open archway to:

Kitchen: 10ft (3.04m) x 13'1" (4.23m) Fitted with a matching suite of traditional units comprising a range of base cupboards, drawers & suspended wall cupboards, matching laminate worktops with stainless steel 1½ drainer sink unit, recess & gas point for range style cooker with stainless steel extractor hood over, recess for fridge freezer, plumbing for dishwasher, recessed ceiling spotlights, coved ceiling, laminate flooring and double glazed window to rear.

Utility: 21'1" (6.43m) x 8ft (2.45m)

Built in base cupboards with stainless steel single drainer sink unit, wall mounted gas fired central heating boiler, plumbing for washing machine, built in storage cupboards, radiator, tiled flooring, wood door to front access, double glazed window to rear and composite stable style double glazed door to rear garden.

First Floor Galleried Landing: Radiator, double glazed windows to front and second staircase to top floor.

Bathroom: 7ft (2.14m) x 7'1" (2.16m)

Fitted with a traditional white suite comprising panelled bath with electric shower unit over & side screen, pedestal wash hand basin, radiator, part tiled walls, wood tiled flooring and double glazed opaque window to side. **Separate WC:** Low level WC, corner vanity unit, part panelled walls and double glazed opaque window to front.

Bedroom One: 17'1" (5.20m) x 15'1" (4.59m max)

Three radiators and double glazed windows to side & front. **Ensuite Shower Room: 4'11" (1.49m) x 7'1" (2.15m)** Fitted with a white suite comprising corner shower enclosure, low level WC, vanity unit, chrome heated towel rail, recessed ceiling spotlights, vinyl flooring and extractor fan.

Bedroom Two: 12'8" (3.87m) x 13ft (3.96m)

Radiator, period style coved ceiling, double glazed bay window to front and open archway to:

Ensuite Shower/ Dressing Room:: 4'5" (1.34m) x 12'8" (3.87m) Double shower enclosure, vanity unit, chrome heated towel rail, tiled walls & flooring, recessed ceiling spotlights, double glazed opaque window to rear and walk in wardrobe with shelving & railing.

Bedroom Three: 12ft (3.66m) x 11ft (3.35m)

Radiator, pedestal wash hand basin, coved ceiling and hardwood glazed window to side

Bedroom Four 10ft (3.04m) x 13'11" (4.24m)

Radiator, vanity unit and double glazed window to rear.

Back Five: 10'2" (3.09m) x 10'10" (3.29m)

Radiator, tiled fireplace, coved ceiling and hardwood glazed window to rear.

Second Floor

Study: 11'7" (3.53m) x 10'9" (3.27m) Eaves Storage: 11'7" (3.53m) x 24'3" (7.39m)

A range of built in storage into eaves, floor to ceiling cupboard housing hot water tank and double glazed window to side.

Garage: 18'8" (5.69m) x 8'11" (2.72m)

'Up & Over' garage door, power, lighting and glazed window to rear.

Rear Garden: At almost 250ft approx. long, the mature & fully stocked rear garden creates a most green & scenic setting, yet offering the maximum privacy and includes full width raised patio, shaped centre lawn, flowering borders with a wide variety of shrubs, trees & rockeries, second detached garage/ stores, timber shed and surrounding fencing & hedging. Divided garden at rear with further flower beds, shaped lawns, ornamental pool, sheds and outbuildings, whilst being adjacent to Games Ground & Cricket Field.

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: 3011.9sq feet
(279.8sq 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

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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