



31 Broadway, Finchfield

THOMAS HARVEY
ESTATE AGENTS

A Deceptive Three Bedroom Terraced House With Tremendous Potential To Reconfigure To Own Requirements & Located In A Popular Residential Area With A Vast Range Of Amenities Nearby!

31 Broadway, Finchfield, Wolverhampton, WV3 9HG

Asking Price: £175,000

Tenure: Freehold

Council Tax: Band B – Wolverhampton

EPC Rating: D (59) No: 0073-3066-0201-0206-1204

Total Floor Area: 956.3sq feet (88.8sq 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 good coverage indoor and all four have likely coverage outdoor.

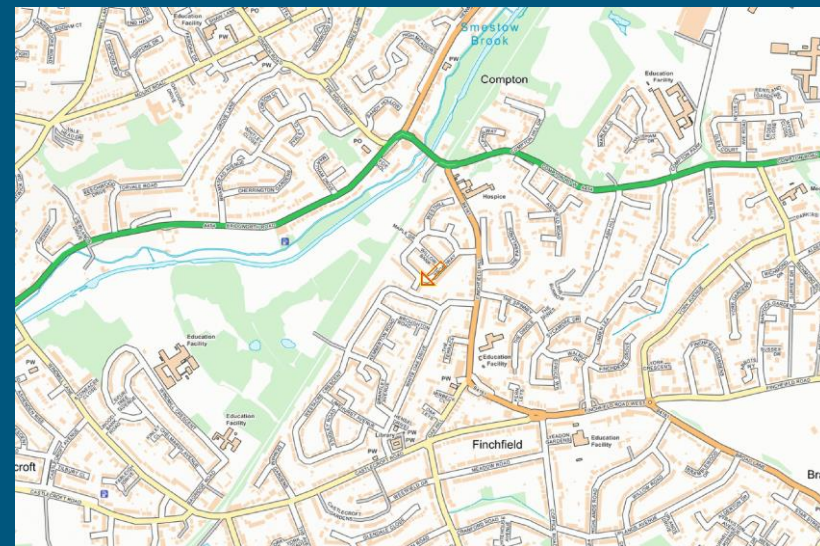
Tucked away within a small, select cul-de-sac just off Finchfield Hill, this mid-terraced home represents an outstanding opportunity for buyers seeking a property with genuine scope to restyle, modernise and reconfigure to their own exact requirements. Homes in this discreet and highly desirable setting rarely come to market, making this an exciting chance to create a bespoke residence in one of Wolverhampton’s most sought-after locations.

Deceptively spacious from the outside, the accommodation extends to approximately 956.3sq feet and offers superb potential for refurbishment. The current layout lends itself charmingly to imaginative redesign, including the possibility of extended the ground floor (STPP). With gas central heating already in place, the property provides a solid foundation for buyers wishing to undertake a full cosmetic upgrade or a more ambitious transformation.

The entrance hall features a C-shaped staircase rising to the first floor and provides internal access to the useful 18ft garage, ideal for storage, workshop use or future conversion (STPP). At the front of the house sits the traditional kitchen, while the rear enjoys a full-width open-plan living and dining room — a wonderfully versatile space perfect for entertaining, relaxing or reimagining as part of a larger open-plan scheme. Upstairs, three well-proportioned bedrooms and a bathroom offer excellent potential for modernisation, with the layout providing flexibility for families, home-working or guest accommodation. Externally, the property benefits from a driveway offering off-road parking and access to the garage. The south-east facing rear garden is enclosed, private and full of promise, offering scope for landscaping, outdoor dining areas or a stylish low-maintenance design.

Despite its peaceful and tucked-away position, Broadway remains superbly connected. Finchfield Shopping Parade, excellent schools in both sectors, several bus routes and the beautiful Smestow Nature Reserve are all within easy reach. The amenities of Compton and Tettenhall Village are close by, and Wolverhampton city centre lies less than two miles away, making this an ideal base for commuting to surrounding towns and cities.

Offered with No Upward Chain, this is a rare chance to secure a property with tremendous potential in a premium WV3 location. Early interest is strongly recommended!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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Entrance Hall: Hardwood glazed front door, radiator, internal access to garage and C-Shaped staircase to first floor.

Kitchen: 11'11" (3.63m) x 6'7" (2.00m)

Fitted with a traditional coloured suite comprising a range of base cupboards & drawers with floor to ceiling built in pantry cupboard, stainless steel single drainer sink unit, recess for cooker, radiator and glazed window to front.

Living Room with Dining Area: 10'6" (3.20m) x 19'1" (5.82m)

Tiled flooring and two glazed picture windows to rear with exterior door leading onto the garden.

Garage: 17'9" (5.41m) x 8'8" (2.64m)

Side opening garage doors, wall mounted gas fired central heating boiler and glazed side window.

First Floor Galleried Landing: Loft hatch.

Bathroom: 6'6" (1.97m) x 7' (2.13m)

Fitted with a traditional white suite comprising panelled bath, low level WC, pedestal wash hand basin, radiator, part tiled walls and opaque glazed window to front.

Bedroom One: 14'8" (4.46m) x 8'11" (2.73m)

Radiator and glazed window to rear.

Bedroom Two: 9'3" (2.83m) x 11'10" (3.61m)

Radiator and glazed window to front.

Bedroom Three: 10'6" (3.20m) x 10ft (3.05m)

Built in wardrobe with hot water tank, radiator and glazed window to rear.

Rear Garden: A south-east facing enclosed garden comprising lawn, a variety of shrubs with surrounding fencing.

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.

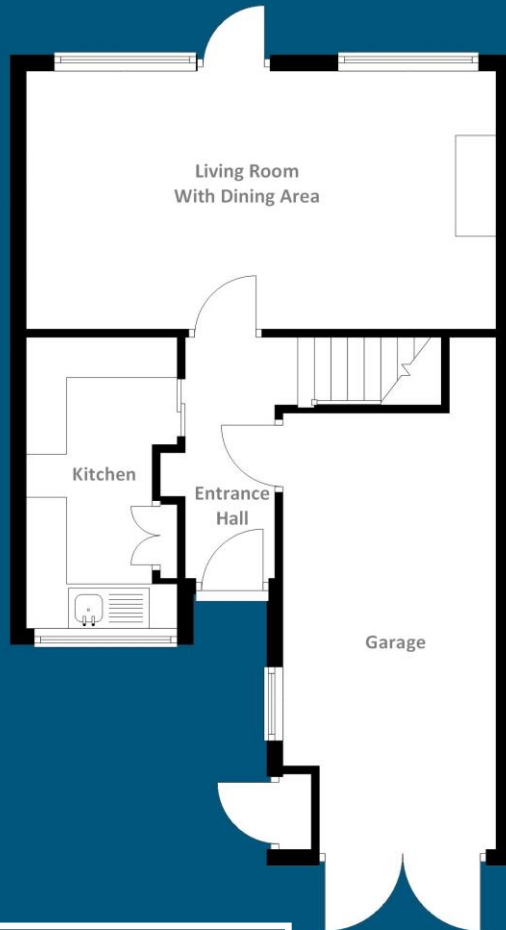






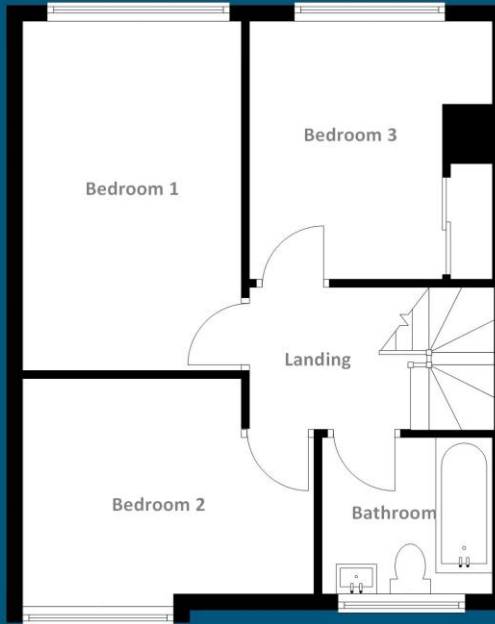
Ground Floor

Approx.: 502.2sq feet (46.7sq metres)



First Floor

Approx.: 454.1sq feet (42.2sq metres)



31 Broadway, Finchfield

**Total Floor Area: 956.3sq feet
(88.8sq 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

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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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