

9 York Avenue, Finchfield

THOMAS HARVEY
ESTATE AGENTS

A Most Deceptive, Individually Designed Four Bedroom Two Bathroom Detached Family House In A Favoured Cul-De-Sac In Finchfield & Offering A Superb Opportunity For Buyers Requiring A Home To Restyle To Own Requirements!

9 York Avenue, Finchfield, Wolverhampton, WV3 9BZ
Asking Price: £375,000

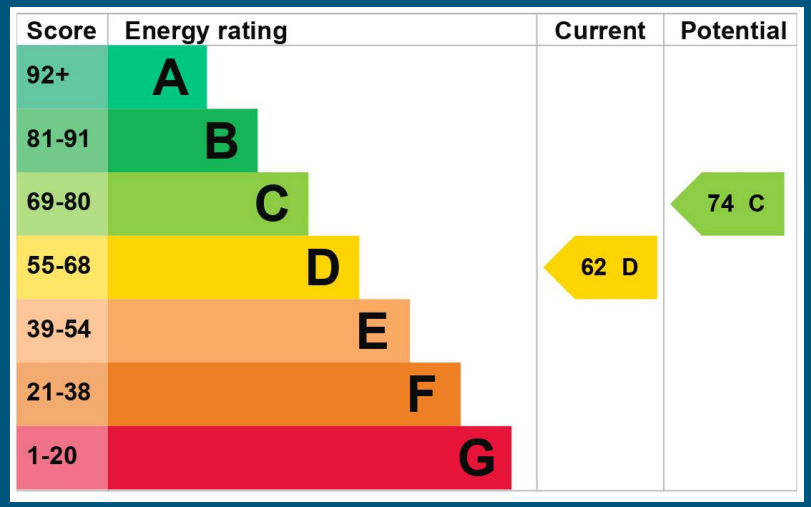
Tenure: Freehold
Council Tax: Band D - Wolverhampton
EPC Rating: Band D (62) No: 2336-5925-9600-0238-2226
Total Floor Area: 1,707.0sq feet (158.6sq metres) Approx.
Services: We are informed by the Vendors that all main services are installed
No Upward Chain
Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available
Mobile: Ofcom checker shows three of four main providers have likely coverage indoor and all four have good coverage outdoor.

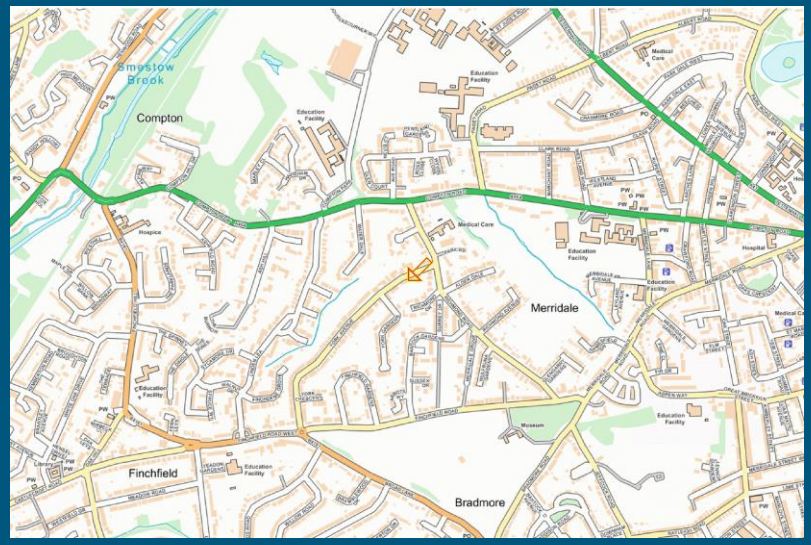
Situated in one of Wolverhampton's most desirable residential pockets, this impressive traditional semi-detached home enjoys a prime position along the favoured York Avenue, with excellent amenities just moments away. Extended significantly over the years to maximise space, the property now offers a superb footprint of approx. 1,707sq feet, making it an outstanding opportunity for families seeking both comfort and future potential.

Very well maintained by the current owners, the property is ideal for purchasers wishing to restyle to their own taste. The generous ground floor layout lends itself perfectly to modern reconfiguration, including the possibility of creating a full-width open-plan dining kitchen with family area (Subject to Planning Permission). A welcoming porch and entrance hall lead into a 20ft living room, which opens through double doors into the dining/sitting room, a superb combined space for entertaining and everyday family living. The adjacent L-Shaped breakfast kitchen features a quality wooden-style suite and provides internal access to the garage, utility and guest WC, ensuring excellent practicality. The first floor offers four well-proportioned double bedrooms and a family shower room, making the home perfectly suited to growing families. Externally, the property benefits from a driveway providing off-road parking and access to the garage. A true highlight is the mature, fully stocked rear garden, extending to approximately 130ft. Offering exceptional privacy and a charming outlook, it provides an idyllic setting for outdoor dining, children's play or quiet relaxation.

The location is another major advantage, within easy walking distance of Finchfield Shopping Parade, popular cafés, public houses, excellent schools in both sectors, Bantock Park and convenient public transport links. Wolverhampton city centre is less than 2 miles away, making this an ideal base for commuting to surrounding towns and cities.

Offered with no upward chain, this individual property presents a rare opportunity to secure a spacious, well-located family home with exceptional scope to enhance and personalise. Internal viewing is highly recommended.





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Porch: PVC double glazed leaded door with matching side windows and terracotta tiled flooring.
Entrance Hall: Internal PVC double glazed opaque door with matching side windows, radiator, coved ceiling and stairs to first floor with built in cloaks cupboard below.

Living Room with Dining Area: 20'7'' (6.32m max) x 12'3'' (3.73m)
Brick fireplace with tiled hearth & electric log burner stove, two radiators, coved ceiling and double glazed bay window to front. Internal double open doors lead to: **Sitting/ Dining Room: 12ft (3.67m) x 10ft (3.04m)** Radiator, coved ceiling and double glazed French doors to rear garden.

Breakfast Kitchen: 15ft (4.58m) x 14'5'' (4.44m max)
Fitted with a matching suite of quality laminate units comprising a range of base cupboards, drawers & suspended wall cupboards, dark coloured worktops with 1.5 sink unit & mixer tap, recess & gas point for cooker, plumbing for dishwasher, radiator, recessed ceiling spot lights, tiled effect flooring and double glazed window to rear. Internal access leads to the garage and utility.

Utility: Built in base cupboards, suspended wall cupboards & worktop, wall mounted gas fired central heating boiler, plumbing for washing machine, radiator, vinyl flooring and PVC double glazed door to rear garden.
Downstairs WC: Fitted with a low level WC, corner sink unit, chrome heated towel rail, tiled walls, vinyl flooring and double glazed opaque window to rear. **Garage: 20'1'' (6.12m) x 8ft (2.45m)** Up & over garage door, power, lighting and workshop area at rear.

First Floor Landing: Coved ceiling and loft hatch.

Bedroom One: 13'10'' (4.21m) x 12'3'' (3.73m)
Built in double & single wardrobe with overhead stores, radiator and double glazed window to rear.

Bedroom Two: 12'4'' (3.75m) x 11'11'' (3.63m)
Built in double & single wardrobe with overhead stores, radiator and double glazed leaded bay window to front.

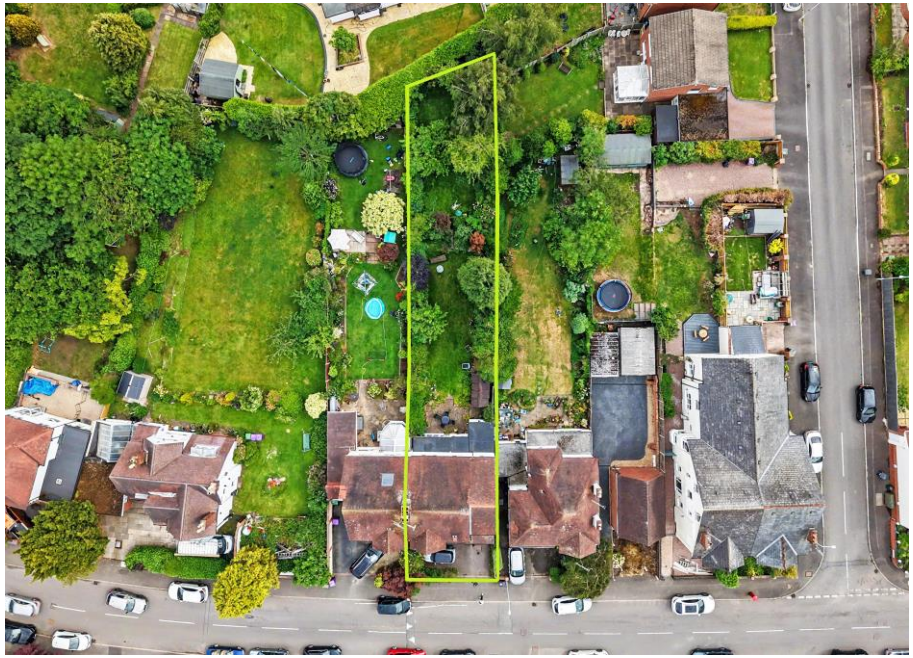
Bedroom Three: 14'9'' (4.54m) x 10'10'' (3.29m max)/ 10ft (3.05m min)
Radiator, floor to ceiling built in cupboard and double glazed window to rear.

Bedroom Four: 12'11'' (3.93m) x 7'11'' (2.42m)
Radiator and double glazed window to front.

Shower Room: 7ft (2.13m) x 6'9'' (2.07m)
Fitted with a white suite comprising double shower with wall mounted electric shower, wall mounted pedestal wash hand basin, low level WC, radiator & chrome heated towel rail, part tiled walls, coved ceiling, vinyl flooring and double glazed opaque window to front.

Rear Garden: Enjoying a mature & fully stocked rear garden measuring at approx. 130ft long and comprising full width paved patio overlooking the vast lawn, flowering borders with a variety of shrubs & trees, surrounding fencing & hedging and two garden sheds.







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.





















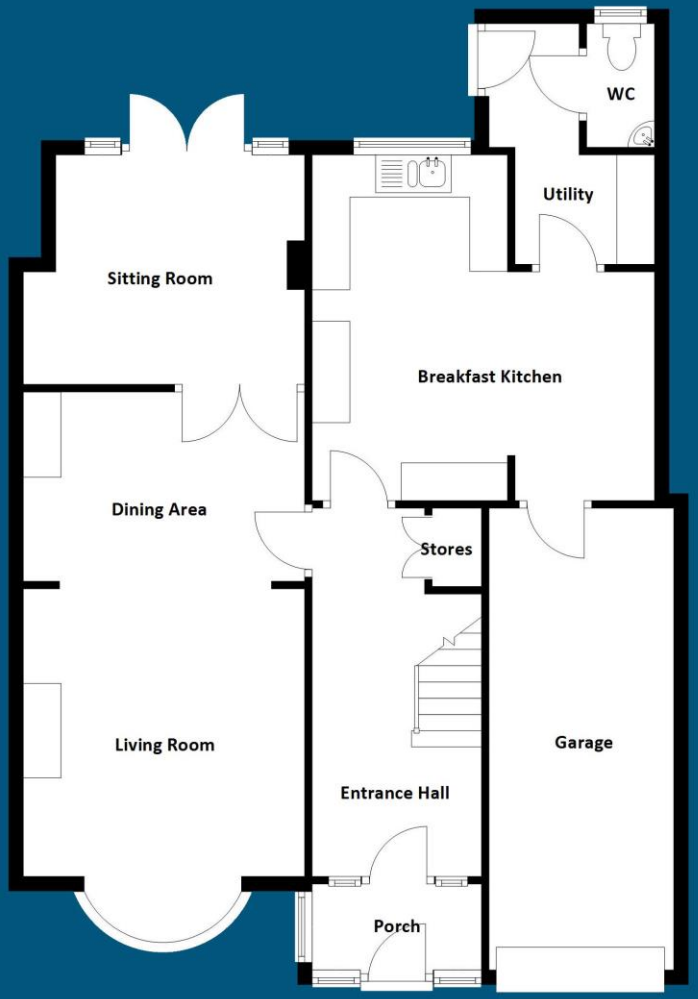




9 York Avenue, Finchfield

Total Floor Area: 1707.0sq feet (158.6sq metres)

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.: 971.3sq feet (90.2sq metres)



First Floor

Approx.: 735.7sq feet (68.3sq metres)



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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.

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

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

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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.