



49 Richmond Road, Finchfield, Wolverhampton, WV3 9JG

BERRIMAN  
EATON



# 49 Richmond Road, Finchfield, Wolverhampton, WV3 9JG

An exceptional extended Victorian semi-detached residence boasting five bedrooms, charming period features and a superb south-west facing rear garden, all in a highly sought-after location just a short walk from Bantock Park.

## LOCATION

Richmond Road is one of Finchfield's most prestigious and long-established residential addresses, renowned for its appeal to families. This delightful property enjoys an elevated position with a beautiful south-west facing rear garden, perfect for enjoying afternoon and evening sun. It is within easy walking distance of the picturesque Bantock Park, offering 48 acres of parkland, gardens and the historic Bantock House Museum.

Convenient local amenities are close by, with straightforward access to Wolverhampton city centre. The area is particularly noted for its excellent schooling in both state and private sectors, making it a perennial favourite for growing families.

## DESCRIPTION

This attractive semi-detached Victorian home retains many original period features while having been sympathetically extended and meticulously refurbished to create spacious, flexible accommodation across three floors. Beautifully presented with tasteful décor throughout, highlights include a stunning breakfast kitchen with vaulted ceiling, luxurious bathroom suites and retained character details such as original Minton tiled flooring and stained glass.

Set on an elevated plot, the property offers ample off-street parking via a tarmac driveway accessed from York Avenue, plus a beautifully landscaped rear garden.

## ACCOMMODATION

Solid wood double doors lead to an enclosed Porch with original Minton tiled floor. The impressive Hall features further Minton tiling, wall panelling, ceiling cornice, picture rails and understairs storage.

The elegant Sitting Room enjoys wooden flooring, a large front bay window with original stained-glass panels and full-height shutters, two cast iron radiators, plus a feature fireplace with real-flame gas fire.

A welcoming Family Room offers a refurbished slate fireplace with open grate, two cast iron radiators, wooden flooring and dual-aspect windows with shutters.

The separate Dining Room has tiled flooring, an inset brick fireplace with open fire, a feature radiator and access to the outstanding Breakfast Kitchen – a superb family hub with underfloor heating, vaulted ceiling, herringbone tiled floor, freestanding units (included in the sale), butcher's block and zinc-topped islands, Lacanche range cooker, integrated dishwasher, LG double fridge-freezer and French doors opening to the garden. A practical Utility Area provides space for laundry appliances.

A galleried landing with loft access (boarded with ladder) serves three generous double bedrooms, all with engineered wood flooring, cast-iron radiators and period details such as picture rails, cornice and full-height shutters. Bedroom Five is currently styled as a dressing room but lends itself perfectly as a home office, nursery or hobby room. The luxurious main bathroom features a freestanding copper bath, tiled double shower with rainfall head, reclaimed Victorian-style basin and high-level WC. A separate guest cloakroom adds convenience.

The principal bedroom suite comprises a spacious double bedroom with rooflights, laminate flooring, dressing area and an en-suite shower room.

## OUTSIDE

To the front, wrought-iron railings and a gated pathway lead up paved steps to the porch, with a shaped lawn and side access.

The standout rear garden is south-west facing and superbly landscaped, featuring a large paved patio ideal for al-fresco dining and entertaining, steps rising to a shaped lawn, a versatile summerhouse (with light and power – currently a games room with bar) and a useful shed. Gated access leads to the private tarmac driveway off York Avenue.

This charming yet contemporary Victorian family home combines period elegance with modern living – early viewing is highly recommended to fully appreciate its many qualities.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND D – Wolverhampton  
POSSESSION Vacant possession will be given on completion.  
VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

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

Mobile – Ofcom checker shows there is limited and likely coverage indoors with all four main providers having likely coverage outdoors.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

The long term flood defences website shows very low

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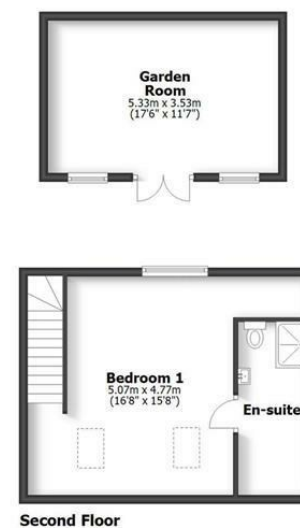
Asking Price  
£499,950

EPC: E

**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.



## 49 RICHMOND ROAD FINCHFIELD



HOUSE: 218.5sq.m. 2352sq.ft.  
GARDEN ROOM: 18.8sq.m. 203sq.ft.  
**TOTAL: 237.3sq.m. 2555sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



