



7 Richmond Road, Finchfield, Wolverhampton, WV3 9HY

BERRIMAN
EATON

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An exceptional Victorian residence with extensive and flexible accommodation with seven bedrooms in a sought after address within easy walking distance of Bantock Park

LOCATION

Richmond Road has always been a highly regarded residential address within the sought after area of Finchfield. This property stands in a delightful position with a Southwest facing garden and is within easy strolling distance of Bantock Park with its 48 acres of grounds and Bantock House Museum.

A comprehensive range of local facilities are within easy reach and there is easy travelling to the City Centre itself. Furthermore, the area is well served by schooling of high repute in both sectors which has always been a draw of the area.

DESCRIPTION

7 Richmond Road is an attractive semi-detached Victorian residence with elevations typical of its period. The property provides extensive living accommodation over three storeys which is flexible in use and which is well presented throughout. The property benefits from well appointed kitchen and bathroom suites and tasteful décor. There are double glazed windows and gas fired central heating.

The house stands in a lovely plot with a driveway and garage to one side and a delightful garden to the rear.

ACCOMMODATION

Double doors open into the PORCH with chequerboard floor tiling and a panelled front door with inset leaded and coloured surrounding lights opens into the HALL with Minton floor tiling, ceiling cornice and an understairs storage cupboard. There is a bay fronted LOUNGE with a walk in double glazed bay window to the front together with a double glazed side window, a cast iron log burning stove set within a mosaic tiled recess, wooden flooring, ceiling cornice and double bifold doors opening into the DINING ROOM with double glazed windows to the side and rear, a decorative fireplace, ceiling cornice and wooden flooring. And INNER HALL has a stripped pine cloaks cupboard, tiled floor and a GUEST CLOAKROOM with a WC and oval wash basin set on a vanity unit with cupboards beneath, a double glazed window, ceiling lighting and tiled floor.

The SITTING ROOM has a decorative fireplace with inset oak beam, a double glazed side window, tiled floor and a storage cupboard with wall mounted Worcester Bosch gas fired central heating boiler. The BREAKFAST KITCHEN has a comprehensive range of contemporary gloss fronted wall and base mounted cupboards with wooden working surfaces and a coordinating centre island with breakfast bar, a five ring stainless steel Smeg gas hob with stainless steel extraction tube above, an integrated Whirlpool dishwasher, an integrated Bosch electric oven, a built in Zanussi microwave, an integrated Zanussi coffee machine, an integrated tall larder fridge with freezer compartment above, a pantry unit, a double glazed window to the side, integrated ceiling lighting, ceiling cornice and double glazed bifold doors opening into the CONSERVATORY which is double glazed with tiled floor and a SAUNA.

A pine staircase with turn balustrading rises to the first floor landing with a storage cupboard. BEDROOM SUITE TWO has a double bedroom with laminated flooring, a decorative cast iron fireplace, ceiling cornice, a double glazed window and an EN-SUITE SHOWER ROOM with a fully tiled shower, WC and pedestal basin, tiled floor and a double glazed window. BEDROOM THREE is a good double room in size with double glazed windows to both the front and side. BEDROOM FOUR is currently used as a further sitting room but could be a good double bedroom in size with double glazed windows to the side and rear and ceiling cornice. BEDROOM SEVEN / OFFICE / NURSERY has a double glazed window to the front and wooden flooring and the BATHROOM is an outstanding feature with a vanity unit with twin wash basins with cupboards beneath and slate splash back, a WC and an archway leading to a wet room style shower with full drench head and a freestanding contemporary Victoria and Albert bath. The room has tiled flooring, double glazed windows to two elevations, integrated ceiling lighting and ceiling cornice.

A further, pine staircase rises to the part galleried upper floor landing with a double glazed roof light. The PRINCIPAL BEDROOM SUITE has a large double bedroom with two double glazed windows to the side, decorative fireplace and an EN-SUITE SHOWER ROOM with a fully tiled shower with drench head and separate hose, vanity unit with oval wash basin and cupboard beneath, WC, tiled walls and floor and two double glazed roof lights. BEDROOM FIVE is a good double room in size with a double glazed window and a storage cupboard with wall mounted gas fired central heating boiler. BEDROOM SIX, which is currently used as a dressing room, has a single glazed side window, a wall mounted glass circular sink with mosaic tiled splash back, hanging rails and shelving.

OUTSIDE

The house stands behind a walled frontage with a DRIVEWAY laid in brick setts providing off street parking. A chequerboard style path leads to the front door. The driveway continues around the side of the house and leads to the brick and tiled GARAGE with gated side access leading to a side COURTYARD laid in brick setts which leads to the delightful REAR GARDEN which has been superbly landscaped. There is a composite decked terrace, hot tub terrace with hot tub and pinpoint lighting, a paved patio, a well proportioned shaped lawn beyond with well stocked and matured beds and borders creating a delightful outlook.

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

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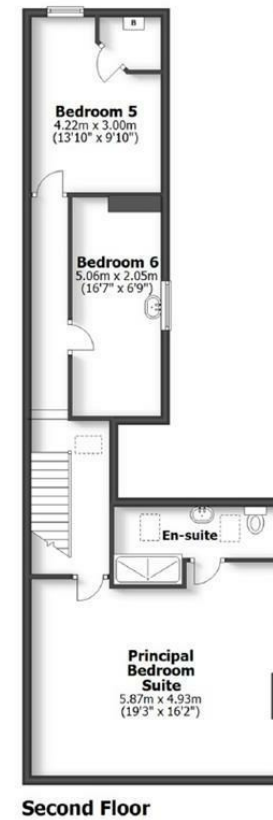
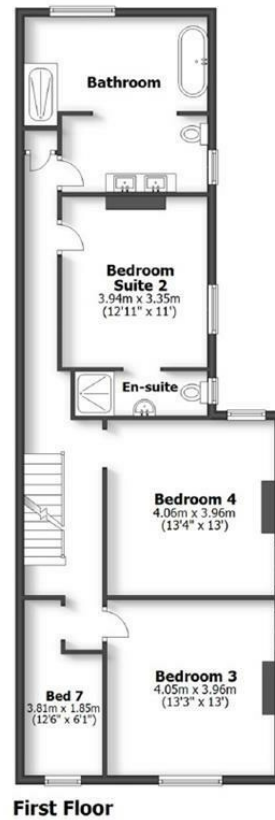
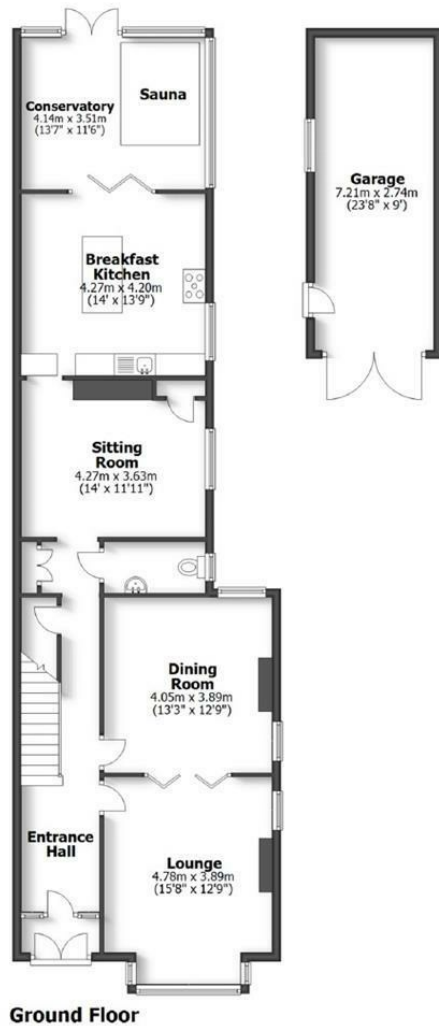
Offers Around
£515,000

EPC: D

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.



**7 RICHMOND ROAD
FINCHFIELD**



HOUSE: 259.2sq.m. 2790sq.ft.
 GARAGE: 19.8sq.m. 213sq.ft.
TOTAL: 279sq.m. 3003sq.ft.

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

