



2 Highlands Road, Finchfield, Wolverhampton, WV3 8AG

BERRIMAN  
EATON



## 2 Highlands Road, Finchfield, Wolverhampton, WV3 8AG

A superbly presented semi detached property with three double bedrooms in a sought after residential location

### LOCATION

Highlands Road is one of the most favoured addresses within Finchfield and stands within easy reach of the wide ranging facilities available within Finchfield itself. There is convenient travelling to the city centre and the area is particularly well served by schooling for which the area is renowned and the open spaces of Bantock Park are nearby.

### DESCRIPTION

2 Highlands Road has well-proportioned accommodation over ground and first floors with two reception rooms, a large dining kitchen and three double bedrooms and a shower room to the first floor. There are beautiful gardens to the front and rear and the property benefits from a driveway, garage and double glazing.

### ACCOMMODATION

A glazed door opens into the PORCH with a glazed door opening into the HALL with oak parquet flooring, original panelled walls, an understairs store and a GUEST CLOAKROOM with WC, wall mounted wash basin with tiled splash back, tiled floor, heated ladder towel rail and double glazed window. The SITTING ROOM has stripped pine flooring, plaque rail, beamed ceiling and a cast iron log burning stove with tiled hearth and beamed mantle and double glazed windows and French doors to the rear garden. The LOUNGE has stripped pine flooring, part wood panelled walls, wiring for wall lights, double glazed and leaded window to the front, an open grate fire with tiled hearth and formal surround and coved ceiling. There is a large DINING KITCHEN with tile flooring throughout, double glazed windows to the side and rear and French doors to the garden, there is ample space for dining with a range of cabinetry with wine rack and the kitchen has contemporary range of cream faced units with butchers block working surfaces, an undermounted sink with hot tap, integrated Bosch dishwasher, integrated Siemens microwave, an integrated Siemens washing machine, space for an electric range style cooker with filtration unit above, integrated Siemens fridge freezer.

A two rise staircase with original stained glass window to the half landing rises to the first floor landing with access to the loft. BEDROOM ONE is a good size double room with double glazed and leaded window to the front, picture rail and a decorative cast iron fireplace. BEDROOM TWO is also double in size with a picture rail and a double glazed window to the rear garden and BEDROOM THREE is also a double room with a picture rail and a double glazed window to the rear garden. The SHOWER ROOM has a double shower cubicle with metro wall tiles, a waterfall head and separate hose, a Heritage suite with wash hand basin and WC, radiator with towel rail attachment, two double glazed obscured windows, integrated ceiling lighting and a good size storage cupboard housing the Worcester Bosch boiler.

### OUTSIDE

2 Highlands Road sits behind a party wall with wrought iron gates opening onto the pebbled DRIVEWAY with mature and flowering shrubs to the border. There is a GARAGE with double wooden doors, concrete floor, electric light and power and a courtesy door to the REAR GARDEN with a large, paved patio wrapping around the side and rear of the house providing ample space for al fresco dining, there is a low rise wall and steps leading to the shaped lawn and beautifully matured and flowering stocked beds and borders and a garden shed.

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.

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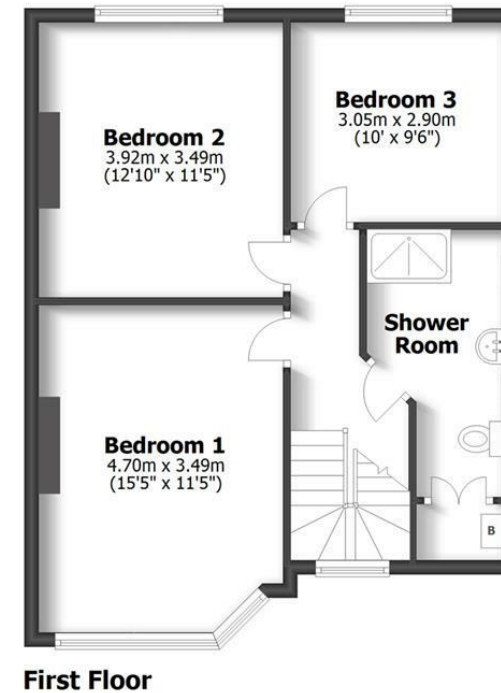
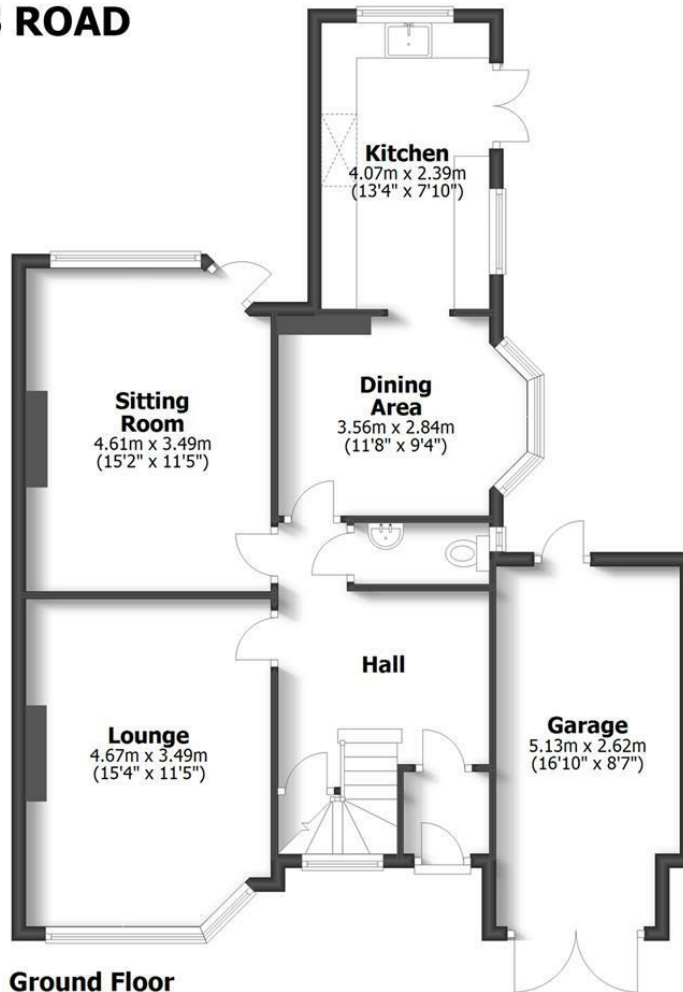
Offers Around  
£394,950

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.



**2 HIGHLANDS ROAD  
FINCHFIELD**



HOUSE: 120.5sq.m. 1297sq.ft.  
 GARAGE: 13.1sq.m. 141sq.ft.  
**TOTAL: 133.6sq.m. 1438sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



