



The Dormers, Finchfield Gardens, Finchfield, Wolverhampton, WV3 9LT

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BEING OFFERED FOR SALE WITH THE BENEFIT OF GRANTED PLANNING PERMISSION

for a contemporary two storey extension, The Dormers is a superb four bedroom detached family residence standing in a large plot of almost a quarter of an acre in total in one of the most sought-after address within the area.

LOCATION

Finchfield Gardens is an established address which has traditionally been considered to be one of the finest road within the locality. A wide range of local facilities are available within Finchfield itself and there is easy travelling to more extensive facilities afforded by the city centre. The wide open spaces of Bantock Park are within a few yards walk and the area is well served by schooling in both sectors.

Built in 1921 and occupying a plot of almost a quarter of an acre in total, The Dormers is a well proportioned family home providing four bedroom accommodation over two storeys.

Planning Permission has been granted for ground and first floor extensions to the rear to greatly enhance the accommodation provided. The Planning Permission provides for contemporary additions which will greatly enhance the scope of the accommodation provided.

ACCOMMODATION

A PORCH with portico surround has a panelled and glazed front door opening into the HALL with ceiling coving. The LOUNGE has a light triple aspect with sash windows to three elevations, a limestone fireplace with inset wood burning stove, dado rail and coved ceiling. There is a DINING ROOM with a sash window overlooking the rear gardens and a double glazed garden door, an understairs storage cupboard, a fireplace with marble hearth and slips and white painted surround, picture rail and ceiling coving. The KITCHEN has a range of wall and base mounted cream faced cupboards, space for a range style cooker, plumbing for a dishwasher, laminated flooring, a sash window to the front elevation, coved ceiling and a door to a SIDE HALL with a double glazed door to the front, double glazed windows and French door to the garden, a CLOAKROOM with a fitted white suite and a door to the LAUNDRY with wall and base mounted cupboards, plumbing for a washing machine, a double glazed rear window and an internal door to the garage.

A staircase from the hall rises to the first floor landing with a sash window overlooking the rear garden, access to the roof space and coved ceiling. BEDROOM ONE is a good double room in size with a sash window overlooking the rear garden. BEDROOM TWO is a good double room in size with a sash window to the front, BEDROOM THREE is a double room with a light corner aspect with sash windows to the side and rear and BEDROOM FOUR has a sash window to the front. The BATHROOM has a well appointed Heritage suite of panelled bath with electric shower over and a pedestal basin, tiled walls, a light corner aspect with sash windows to the side and front and an airing cupboard together with a radiator with towel rail attachment. There is a SEPARATE WC with a sash window to the side.

OUTSIDE

The Dormers stands within a large plot behind a deep frontage with a driveway laid in brick pavements providing ample off street parking. There are matured front borders and a shaped front lawn together with a garage with electric light and power.

There is side access from the front to the delightful REAR GARDEN which has an extensive rear lawn, a paved patio with inset circular design with terracing to either side laid in brick pavements with a timber SUMMER HOUSE and there are well stocked beds and borders and a high degree of privacy for a property of this type and nature in this location.

PLANNING PERMISSION

Planning Permission has been granted for a contemporary extension at the rear which will provide for a substantial extra living area to the rear creating a superb living kitchen area together with a further utility area and an extra bedroom and en-suite bathroom to the first floor.

Reference: 20/01588/FUL
Date of decision: 28.05.2021

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND G – 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 the four main providers cover the area
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

PLEASE NOTE

There is an informal agreement to contribute a sum which currently amounts to £120 per annum for the upkeep of Finchfield Gardens.

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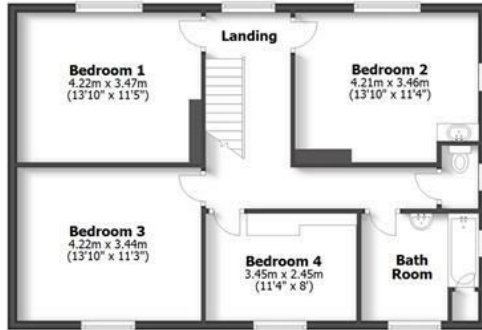
Offers Around
£599,950

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.

THE DORMERS

FINCHFIELD GARDENS, FINCHFIELD

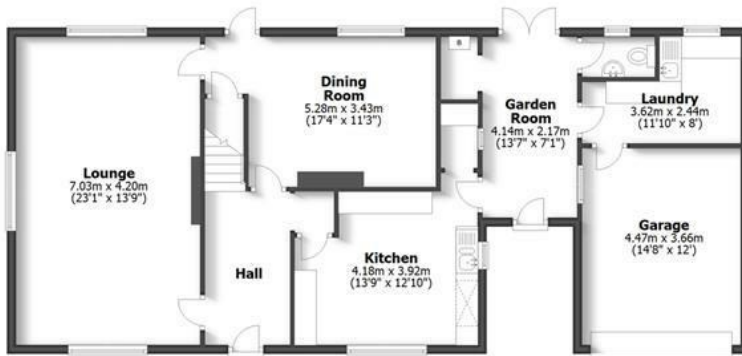


First Floor

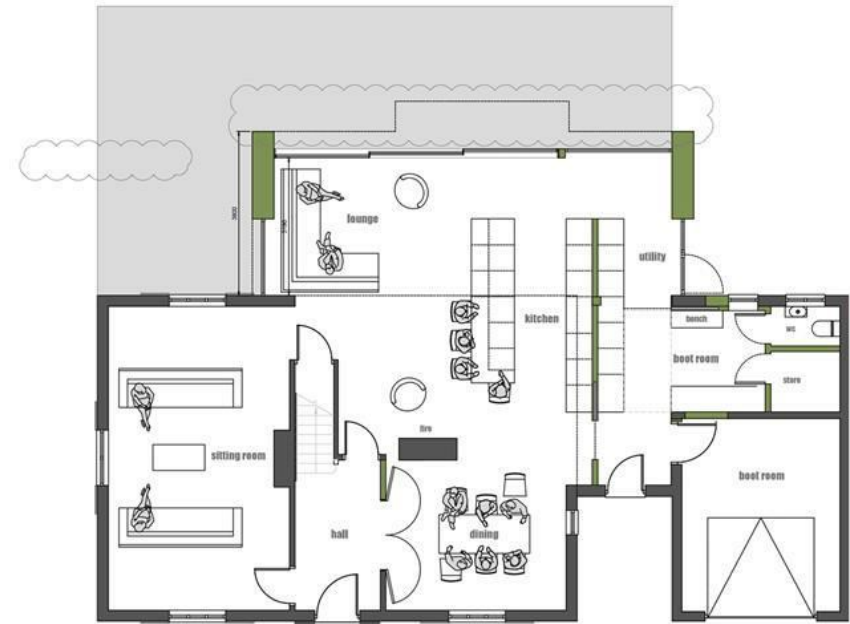


proposed first floor plan

HOUSE: 166.6sq.m. 1793sq.ft.
 GARAGE: 16.2sq.m. 174sq.ft.
TOTAL: 182.8sq.m. 1967sq.ft.
 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



proposed ground floor plan





proposed west elevation



proposed north elevation



view 2

