



39 Meadow Road, Finchfield, Wolverhampton, WV3 8EZ

BERRIMAN
EATON

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A beautifully appointed and superbly situated family home providing well planned living accommodation and a large, south facing rear garden in a favoured residential address

LOCATION

Meadow Road is one of the most sought after roads within Finchfield which has always been held as one of the most exclusive suburbs within the Wolverhampton conurbation. A wide range of local shopping facilities are available within Finchfield itself, the area is well served by schooling in both sectors and there is easy access to the City Centre.

DESCRIPTION

39 Meadow Road was purchased by the current sellers in 2016 and has been much improved since that time. A new central heating system has been installed, the kitchen and bathroom suites have been replaced and the house has been redecorated throughout. There are double glazed windows and the quality of appointment and presentation is high and the property further benefits from CCTV.

There is a fine flow of living areas to the ground floor with three reception rooms and a breakfast kitchen and the house benefits from four bedrooms to the first floor.

ACCOMMODATION

Double doors open to a PORCH with glazed panel to one side and a glazed front door opening into the HALL with oak stripped flooring, an understairs cloaks and storage cupboard with original leaded light and oak stripped flooring and a well-appointed CLOAKS AND SHOWER ROOM with a contemporary suite of WC and wall hung wash basin together with a fully tiled shower with rainfall head and separate pencil hose, two side windows, tiled floor and integrated ceiling lighting. The LOUNGE is a well-proportioned living with French doors and surrounding windows to the garden and an elegant, open fireplace with slate hearth, coved ceiling and picture rail. The SITTING ROOM has a walk in bay window to the front, a Chesneys wood burning stove, coved ceiling and picture rail. There is a DINING ROOM with oak parquet flooring, a window overlooking the rear garden, integrated ceiling lighting and an open door into the BREAKFAST KITCHEN with a full range of wall and base mounted cabinetry, space for a range style cooker with stainless steel extraction chimney above, plumbing for a dishwasher, a ceramic sink, a light corner aspect and French doors to the garden, integrated ceiling lighting and a door to the LAUNDRY with plumbing for a washing machine and space for a tumble dryer, a side door, storage cupboards, integrated ceiling lighting and a wall mounted Worcester Bosch gas fired central heating boiler.

A staircase from the hall rises to the galleried first floor landing with ceiling cornice, integrated ceiling lighting and access to the roof space. BEDROOM ONE is a good double room in size with a walk in bay to the front, fitted wardrobes, ceiling cornice and integrated ceiling lighting. BEDROOM TWO is also a good double room in size with a window overlooking the rear garden, fitted wardrobes, integrated ceiling lighting, ceiling cornice and picture rail. BEDROOM THREE is a good room in size with a window overlooking the rear garden, integrated ceiling lighting, ceiling cornice and picture rail and BEDROOM FOUR is also a good room in size with a front window, ceiling cornice and integrated ceiling lighting. The BATHROOM has a stylish suite with a panelled bath and separate fully tiled shower with rainfall head and separate hose, WC with concealed flush and wall hung vanity unit with inset wash basin with drawers beneath, tiled floor, integrated ceiling lighting and windows to both the side and rear.

OUTSIDE

The house stands behind an excellent frontage with an extensive DRIVEWAY laid in tarmac providing ample off street parking with brick sett edging and stocked beds. There is a GARAGE with an elevating door, My Parker automatic trolley home parking system and a courtesy door and window to the side. There is gated side access from the front over a pathway laid in brick setts to the REAR GARDEN which is a particular feature of the house with a shaped rear terrace laid in brick setts providing a superb external seating and dining area with the large rear lawn beyond with well stocked beds and borders and a timber garden shed. There is an external power supply and a cold water tap.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND F – 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.

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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.



**39 MEADOW ROAD
FINCHFIELD**

HOUSE: 143.1sq.m. 1541sq.ft.
 GARAGE: 11.9sq.m. 128sq.ft.
TOTAL: 155sq.m. 1669sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



