



49 Richmond Road, Finchfield, Wolverhampton, WV3 9JG

BERRIMAN
EATON

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With a superb west facing rear garden and a driveway leading off York Avenue this is an exceptional Victorian residence with extensive and flexible accommodation with five 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

49 Richmond Road is an attractive semi-detached Victorian residence with elevations typical of its period. The property has been skilfully extended and refurbished to provide extensive living accommodation over three storeys which is flexible in use, and which is well presented throughout. The property benefits from a large breakfast kitchen and well-appointed bathroom suites and tasteful décor through out.

The house stands in a lovely plot with off street parking accessed via York Avenue and a delightful garden to the rear.

ACCOMMODATION

Double doors open into the PORCH with tiled flooring and a panelled front door with inset leaded and coloured surrounding lights opens into the HALL with Minton floor tiling, feature wall panelling, ceiling cornice and an understairs storage cupboard. The LOUNGE has wooden flooring, glazed windows to two elevations with shutters, feature fireplace with gas fire, picture rail, ornate coving and ceiling cornice. The SITTING ROOM has wooden flooring, glazed rear and side window with shutters, feature fireplace with open fire, tiled hearth and slips, picture rail, ornate coving and ceiling cornice. The DINING ROOM has tiled flooring, glazed side windows with shutters, inset brick fireplace with open fire and tiled hearth, understairs storage cupboard and a glazed door into the BREAKFAST KITCHEN which is a superb size comprising a range of free standing units (subject to negotiation), washstand with fitted marble wash basin, large butchers blocked topper island, second zinc topped island, large cupboard, LG fridge freezer, Lacanche range cooker, dishwasher and dresser, herringbone tile flooring, double glazed French doors to the rear and window to the side elevation. There is a UILITY AREA having fitted work top, space for a washing machine and tumble dryer, which can be left if buyers so wish, double glazed door and window to the side.

Stairs with feature panelling and picture rail rise to the FIRST FLOOR GALLERIED LANDING having access to the loft and built in storage cupboard. BEDROOM TWO is a double room in size with picture rail, ceiling cornice and glazed sash window to the front. BEDROOM THREE is a double room with picture rail and glazed sash window to the rear. BEDROOMS FOUR and FIVE have laminate flooring, glazed sash windows and storage cupboard housing a wall mounted Ideal gas boiler. The HOUSE BATHROOM comprises a well appointed suite with free standing bath, tiled shower cubicle with rainfall showerhead, wash basin, WC with high level flush, inset ceiling lights, glazed sash window and there is a separate GUEST CLOAK ROOM with WC, wall hung wash basin and glazed side window.

Stairs rise to the SECOND FLOOR LANDING. The PRINCIPAL BEDROOM SUITE comprises a double room, double glazed roof lights, laminate flooring and an ENSUITE SHOWER ROOM with a tiled shower cubicle with rainfall shower head, wall hung wash basin, WC, and inset ceiling lights.

OUTSIDE

The property has a walled frontage with wrought iron railings, paved steps up to the front door, a shaped lawn with gravelled boundary and gated side access leading to a side COURTYARD which leads to the delightful REAR GARDEN which has been superbly landscape, having a paved patio, steps up to the shaped lawn and SUMMERHOUSE with electric light and power, a garden shed and further gated access to a Tarmacadam DRIVEWAY providing off street parking accessed via York Avenue.

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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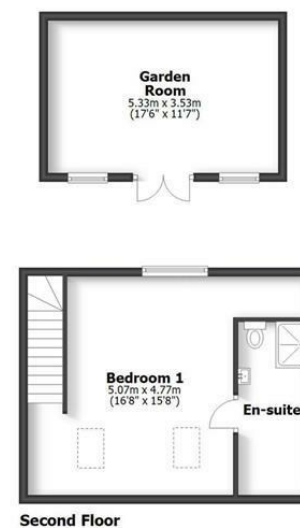
Offers Around
£499,950

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

