



32 Highlands Road, Finchfield, Wolverhampton, WV3 8AH

BERRIMAN
EATON

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An attractive double fronted detached family home standing in a large plot
in a particularly sought-after residential address
NO UPWARD CHAIN

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

32 Highlands Road is a well proportioned residence which was extended to the rear some years ago to enhance the scope of accommodation provided.

The house has two good living rooms with the focal point of the ground floor being the superb living kitchen which has ample space for both seating and dining. There are four good bedrooms and two bath / shower room to the first floor.

The property has been well maintained by the current sellers and is well appointed with neutral décor and kitchen and bathroom suites of quality. The house benefits from double glazing and gas fired central heating.

ACCOMMODATION

Glazed double doors open into the PORCH with quarry tiled flooring and a part glazed and panelled front door with feature glazed brick surround opens into the HALL with oak parquet flooring and a GUEST CLOAKROOM with a white suite of WC and circular wash basin standing on a corner shelf with cupboard beneath, tiled walls and floor. The LOUNGE is a large, through room with a light aspect with a window to the front and a picture window overlooking the garden to the rear, a contemporary electric fireplace with marble hearth and wooden surround and wiring for wall lights. There is a SITTING ROOM with wooden flooring, a solid fuel burning stove with slate hearth and a window to the front. There is a fine LIVING KITCHEN. The kitchen area has wall and base mounted cabinetry with granite working surfaces and breakfast bar, an undermounted Franke sink, space for a range style cooker with filtration hood above and integrated Bosch dishwasher, an integrated Bosch freezer and fridge, ceramic floor tiling, integrated ceiling lighting, a window overlooking the garden. The seating area has oak flooring, an integrated ceiling lighting and is open through into the dining area with oak flooring with two windows overlooking the rear garden, double glazed French doors, integrated ceiling lighting and a door into the lounge. There is a door to the SIDE HALL with a secondary front door, a store and a door to the garage, a LAUNDRY with wall and base mounted cupboards, plumbing for a washing machine and space for a tumble dryer, integrated ceiling lighting, a central heating boiler, a glazed door to the garden and a shelved store.

A staircase from the hall rises to the first floor landing with two windows, access to the roof space and linen cupboard. The PRINCIPAL SUITE has a double bedroom with laminated flooring, wiring for wall lights, a window overlooking the rear garden and an EN-SUITE BATHROOM with a panelled corner bath with shower over with a waterfall head and separate hose, a WC and pedestal basin, tiled walls and floor, integrated ceiling lighting and a chrome towel rail radiator. BEDROOM TWO has a light through aspect with windows to both the front and rear and a built in wardrobe with cupboards above. BEDROOM THREE is a double room in size with a built in wardrobe with storage over and a window to the front and BEDROOM FOUR is a good room in size with a window and built in wardrobe with cupboards above. The HOUSE BATHROOM has a contemporary suite with a panelled bath with shower end with waterfall head and separate hose, a WC and a vanity unit with moulded wash basin with drawer and cupboards, tiled walls and a window.

OUTSIDE

The house stands behind a wide frontage to Highlands Road with a dual entrance CARRIAGE DRIVEWAY which is laid in tarmacadam with brick sett edging providing ample off street parking for several cars. The GARAGE has electric light and power, an elevating door and an internal door to the side hall.

There is gated access to the delightful REAR GARDEN which is of an excellent size with a paved patio to rear of the house with a large, shaped lawn beyond with stocked beds and borders and a further paved terrace. There is a timber SUMMER HOUSE, a timber garden shed, a greenhouse and a secondary SUMMER HOUSE. 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 E – 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 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

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Offers Around
£599,950

EPC: C

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.



32 HIGHLANDS ROAD FINCHFIELD

HOUSE: 172sq.m. 1851sq.ft.

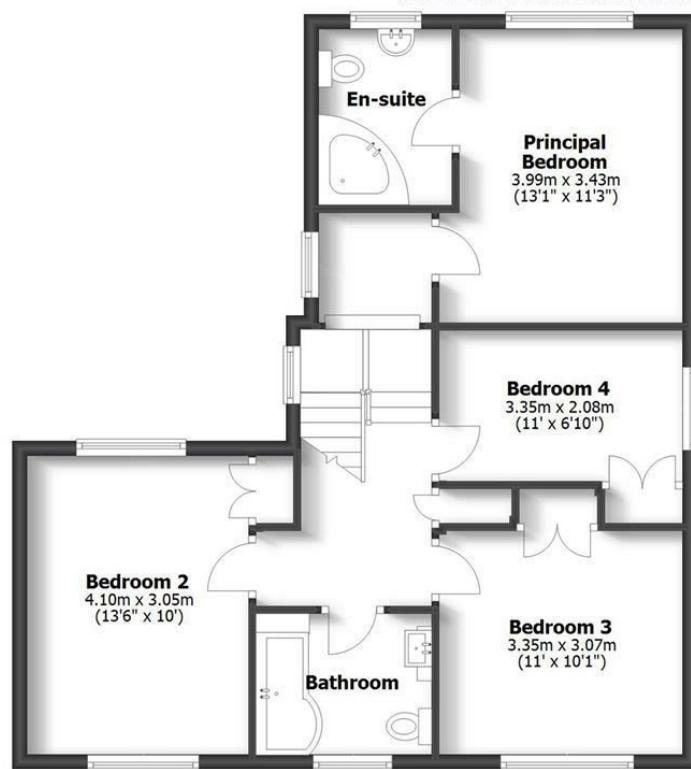
GARAGE: 13.2sq.m. 143sq.ft.

TOTAL: 185.2sq.m. 1994sq.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



First Floor

