



Chroma, 9 Meadow Road, Finchfield, Wolverhampton, WV3 8EZ

BERRIMAN
EATON

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An attractive and substantial, detached family home with an elegant façade with a prominent, part timbered gable standing within a large plot with an outstanding, south facing garden to the rear and well maintained and well presented accommodation throughout.

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

9 Meadow Road is a particularly attractive family home which benefits from well proportioned and substantial living accommodation over both ground and first floors. The house has a fine front elevation and stands behind and excellent frontage with a driveway laid in herringbone pattern brick pavements providing ample off street parking. There is a superb garden to the rear with a matured green backdrop.

The house provides delightful living accommodation over both ground and first floors and has been well maintained by the current owners and there are kitchen and bathroom suites of quality, double glazed windows, an intruder alarm and tasteful décor.

ACCOMMODATION

An arched PORCH with double glazed entrance doors with surrounding double glazed windows, quarry tiled floor and electric light has an original panelled and leaded front door with coordinating panels to either side opening into the HALL with plaque rail and a CLOAKROOM with a fitted, modern white suite of WC and vanity unit with wash basin with cupboard beneath, tiled walls and floor, integrated ceiling light and a chrome towel rail radiator. The LOUNGE is a light filled room with a walk in double glazed bay window to the rear with central French door to the garden, a contemporary marble fireplace with living flame coal effect gas fire, picture rail and wiring for wall lights. The DINING ROOM has a walk in double glazed bay window to the front and picture rail and there is a BREAKFAST KITCHEN with a comprehensive range of contemporary wall and base mounted units with granite working surfaces, a range of Siemens appliances including an induction hob, electric oven and combination microwave oven and grill and a built in fridge together with a Hotpoint dishwasher and Franke extraction fan over the hob, an undermounted Franke stainless steel sink, a double glazed window overlooking the rear garden, tiled floor, ceiling coving, integrated ceiling lighting and a door into the LAUNDRY with coordinating wall and base mounted to those in the kitchen, a stainless steel sink and drainer, plumbing for a washing machine and space for a tumble dryer, tiled floor, a double glazed rear window, coved ceiling, integrated ceiling lighting, a double glazed side door and an internal door to the garage.

A superb staircase with wooden balustrading rises to the split, part galleried first floor landing with plaque rail and access to the roof space. BEDROOM ONE is a good double room in size with a walk in double glazed bay window to the front, a range of fitted bedroom furniture with double wardrobes with cupboards above either side of a knee hole dressing table with chest of drawers to either side and cupboards above and picture rail. BEDROOM TWO is also a good double room in size with a double glazed window overlooking the rear garden, a range of fitted bedroom furniture with double wardrobes with cupboards above either side of a knee hole dressing table with chest of drawers to either side and cupboards above and picture rail. BEDROOM THREE is a double room size with a light corner aspect with double glazed windows to the front and side and picture rail and BEDROOM FOUR is also well proportioned with a double glazed front window and picture rail. The BATHROOM has a well appointed, contemporary suite with a panelled bath, separate fully tiled shower with waterfall head and separate hose, WC and vanity unit with moulded sink with cupboards beneath, tiled floor and walls, a double glazed rear window, integrated ceiling lighting and a chrome towel rail radiator.

OUTSIDE

Chroma stands behind a well maintained frontage with a low built brick boundary wall and an extensive DRIVEWAY laid in herringbone pattern brick pavements with a corner flower bed and further bed to the side. There is ample off street parking and an integral GARAGE with double glazed doors, concrete floor, electric light and power and an internal door to the laundry.

There is gated side access to either side of the house to the superb REAR GARDEN which is a particular feature of the house. There is an extensive full width entertaining terrace to the rear of the property with a shaped rear lawn beyond with particularly well stocked beds and borders with a profusion of flowering plants and a winding path laid in brick setts leading the full depth of the garden to the rear with a timber summer house and a timber garden shed. There is external lighting and an external cold water supply.

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 and Ultrafast are available

Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds. The vendor advises there is FTTP.

The long term flood defences website shows very low risk.

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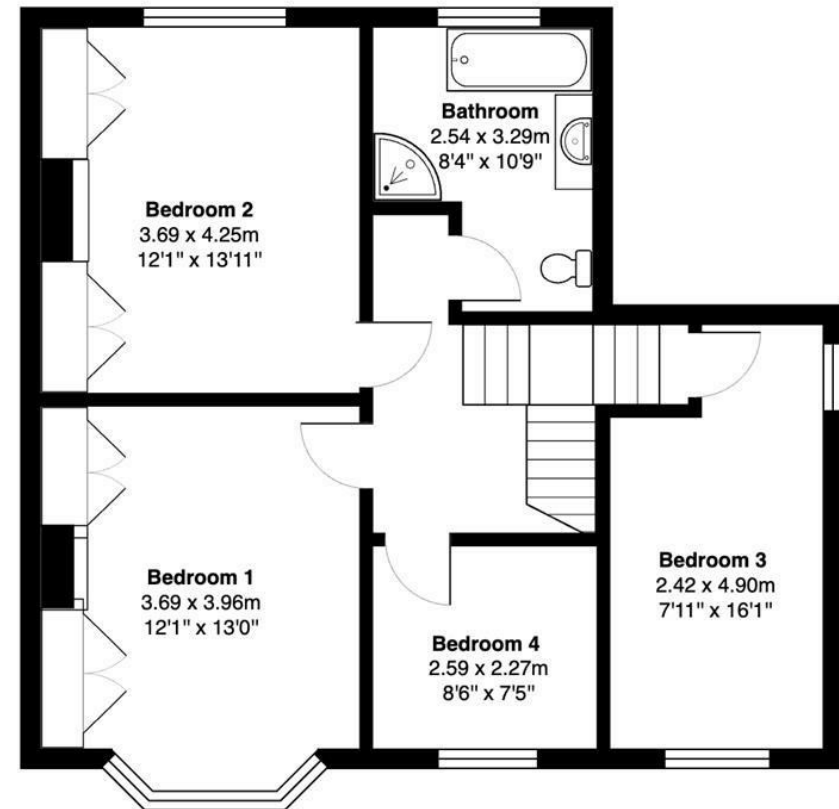
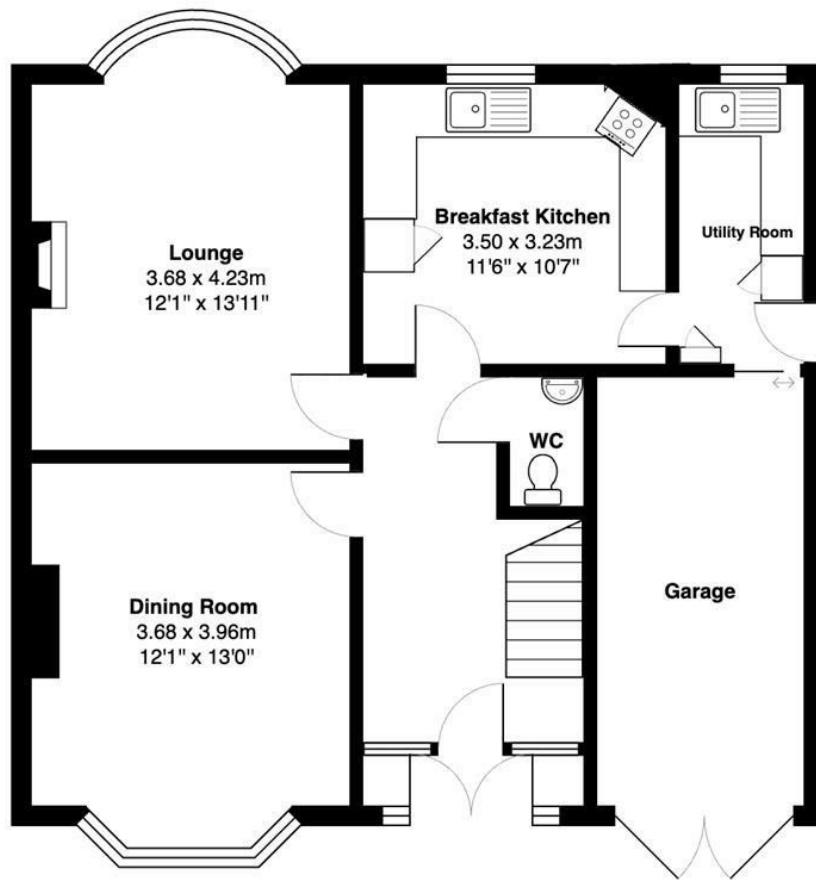
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www.berrimaneaton.co.uk

Offers Around
£579,950

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.



Total Area: 143.5 m² ... 1545 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHOTOGRAPHY.CO.UK)



