



38 Cranford Road, Finchfield, Wolverhampton, WV3 8EP

BERRIMAN
EATON

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Standing in one of the most sought-after parts of Finchfield, the property provides well proportioned and well maintained living accommodation over two floors, with ample scope for extensions (STPP) and occupying a superb position with a charming garden to the rear.

LOCATION

Cranford Road is one of the most sought after addresses within Finchfield and runs between Finchfield Lane and Coppice Road within easy reach of the wide ranging and comprehensive amenities afforded by the centre of Finchfield itself. There is convenient travelling to the city centre and the area is well served by schooling in both sectors which has always been one of the principal attractions of the road and which helps to create an ideal living environment for family purposes.

DESCRIPTION

38 Cranford Road is a fine, family residence with an attractive front elevation, rooms of excellent proportions over both ground and first floors and a superb plot of approximately 0.2 acres in total.

The house has been well maintained over the years and is well presented throughout with neutral décor to all the rooms. The house is generally well appointed and benefits from gas fired central heating and double glazing.

There is ample scope for extensions to both ground and first floors, should buyers so wish, to further enhance the scope of accommodation provided, all subject to gaining all the usual and necessary consents and permissions.

ACCOMMODATION

Double glazed double doors open into a PORCH with tiled floor, an oriel side window and a glazed, leaded and coloured front door opens into the HALL with ceiling coving, dado rail and an open arch into an under stairs recess with a cloaks cupboard and window. The DINING ROOM has a decorative, Adams style fireplace, ceiling coving and a double glazed front window. The LOUNGE is a well proportioned living room with an impressive, white painted Adams style fireplace with marble hearth and slips and living flame coal effect gas fire with arch display recesses to either side, wiring for wall lights, a double glazed front window and glazed and leaded French doors and windows to the superb CONSERVATORY which is fully double glazed with French doors to the garden, wiring for wall lights, a central heating radiator making the room useable all year round and an interconnecting leaded door to the BREAKFAST KITCHEN which has a full range of wall and base mounted cupboards, glazed display units either side of a central shelved display, space for a range style cooker, tiled floor, a double glazed and leaded window overlooking the rear garden, ceiling coving, integrated ceiling lighting, a shelved pantry and a glazed door into the LAUNDRY with wall and base mounted units, plumbing for a washing machine, floor mounted central heating boiler, a sliding door into the garage, a door to the rear and a CLOAKROOM with WC and tiled floor.

A staircase with turned balustrading rises from the hall to the galleried first floor landing with a double glazed and leaded window overlooking the rear garden, ceiling coving and access to the roof space. BEDROOM ONE is a good double room in size with a light, through aspect with double glazed and leaded windows to both the front and rear, an extensive range of fitted bedroom furniture including wardrobes, chests of drawers and a knee hole dressing table. BEDROOM TWO is a good double room in size with fitted wardrobes, coordinating bedside tables with display shelving and cupboards above the bedhead recess and a double glazed and leaded front window. BEDROOM THREE is a double room in size with fitted wardrobes, knee hole dressing table and wash basin together with a double glazed and leaded window overlooking the rear garden and BEDROOM FOUR / STUDY has a double glazed and leaded window overlooking the front. The SHOWER ROOM has a well appointed suite with a fully tiled corner shower and vanity unit with inset wash basin, WC with concealed flush and cupboards, a double glazed window, tiled floor, integrated ceiling lighting, a linen cupboard and a towel rail radiator.

OUTSIDE

38 Cranford Road stands behind a wide frontage with a DRIVEWAY laid in herringbone brick paviours, a matured hedgerow boundary helping to ensure privacy and a shaped lawn with stocked borders. There is a GARAGE with concrete floor, electric light and power and an internal door to the laundry.

There is secured side access over a paved path to the delightful REAR GARDEN with a large, paved terrace to the rear of the property with a potting shed. There is a shaped lawn beyond with well stocked beds and borders, a seating terrace laid in brick paviours together with a further paved patio and a secondary area of garden beyond with shaped lawn, well stocked beds and borders and a timber garden shed.

The garden is a particular feature of the house and enjoys a comparatively high degree of privacy for a property of this nature in this location.

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 long term flood defences website shows very low risk.

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Offers Around
£475,000

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.



38 CRANFORD ROAD FINCHFIELD

HOUSE: 138.9sq.m. 1496sq.ft.

GARAGE: 13.4sq.m. 144sq.ft.

TOTAL: 152.3sq.m. 1640sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



