



**9, Broughton Road  
Finchfield, Wolverhampton, WV3 9AN**

**Offers in the region of £225,000**

A well presented, two bedroom semi-detached family home, conveniently located in the popular area of Finchfield, close to local amenities and schools – ideal for family living.

The property opens into an entrance hall, leading to a practical utility area, a spacious kitchen/diner, and a comfortable living room. To the first floor are two double bedrooms and a modern family bathroom. There is also a converted loft space, offering additional storage or versatile accommodation, subject to obtaining necessary approvals.

Externally, the property benefits from a low maintenance South-facing garden to the rear and a sizeable conservatory, providing extra living space that can be enjoyed throughout the year. To the front, a driveway provides off road parking. Additional features include gas central heating and double glazing throughout.

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### LOCATION

The property is situated in an established and sought-after residential area, within walking distance of local shops and amenities in Finchfield and Castlecroft. Additional facilities are easily accessible in Compton, Tettenhall Village, and Wolverhampton City Centre.

The area is well served by a range of popular local schools, including Westacre Infants, Uplands Junior, and Castlecroft Primary, as well as secondary schools such as Smestow Academy, St Peter's Collegiate Academy, and Highfields School.

The South Staffordshire Railway Walk and nearby nature park are just a short walk away, offering pleasant recreational opportunities.

### FRONT



The property features a double width tarmac driveway to the front, providing off-road parking for two cars, leading to the main entrance.

### THROUGH ENTRANCE HALL WITH UTILITY AREA

9'4" x 5'11" (2.87 x 1.82)



The entrance hall also provides a useful utility area, featuring ceramic tiled flooring, radiator, wall mounted central heating boiler, laminate worktop with space and plumbing under for freestanding appliances. With doors leading to the rear garden and the kitchen/diner.

### OPEN PLAN KITCHEN/DINER

17'9" x 10'5" (5.43 x 3.18)



A well-appointed and generously sized kitchen with ample space for a dining table. The room features ceramic tiled flooring, shaker-style wall, drawer, and base units with laminate worktops and a tiled splashback, a 1.5-bowl composite sink, integrated electric oven, and gas hob with extractor above. Additional features include under-stairs storage, rear-facing windows, and French doors opening into the conservatory. There is also space and plumbing for freestanding appliances. With door into the living room.

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### LIVING ROOM

17'9" x 10'5" (5.43 x 3.18)



### LANDING

Featuring carpeted flooring, loft hatch providing access to the space above, doors to the two bedrooms and bathroom and an obscure window to the side.



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### BEDROOM ONE

13'1" x 10'5" (3.99 x 3.18)



Featuring wall to all fitted wardrobes with sliding mirrored doors, large storage cupboard, plain coving to the ceiling, radiator and two windows to the front aspect.

### BEDROOM TWO

11'10" x 9'9" (3.61 x 2.98)



The second double bedroom is of generous proportions and features fitted wardrobes with sliding mirrored doors, a radiator, and a window overlooking the rear aspect.



### FAMILY BATHROOM



A contemporary family bathroom comprising a bath with shower over, a vanity unit with inset hand wash basin, and a concealed cistern WC. The room features fully tiled walls and an obscure window to the rear,

### CONVERTED ATTIC SPACE

A versatile loft space, accessed via pull-down ladders. Please note that building regulations approval has not been obtained, so this area cannot be classed as a habitable living space. The loft features a range of built-in drawers, cupboards, and shelving within the eaves, two rear-facing skylight windows, and a radiator.

### CONSERVATORY

9'11" x 9'1" (3.04 x 2.78)



A bright, fully glazed conservatory with windows to all sides, providing versatile additional living space. The room features laminate flooring, two radiators, a ceiling fan with light, and French doors opening out onto the rear garden.

### REAR



To the rear is a neatly landscaped, low maintenance South facing garden featuring a gravel surface, a patio area, and a raised decking area, perfect for outdoor seating. The garden is fitted with external power sockets, a water source, and features a stepping-stone path leading to the top of the garden, where a wooden garden store is located.



### COUNCIL TAX BAND A

City of Wolverhampton Council - Please note if a property has been improved or extended since it was placed in a Council Tax band, the Valuation Office Agency can't review the banding to take account of the alterations until it's sold. Once a sale takes place the banding will be reviewed. As each Council Tax band covers a range of values, the band isn't always increased following improvements and a sale.

### VIEWING

By arrangement through Worthington Estates Codsall office (01902) 847 358.

### TENURE

We believe this property to be FREEHOLD. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property.

### SERVICES

We are informed by the vendor that all mains services are connected.

### POSSESSION

Vacant possession will be given on completion.

### FIXTURES AND FITTINGS

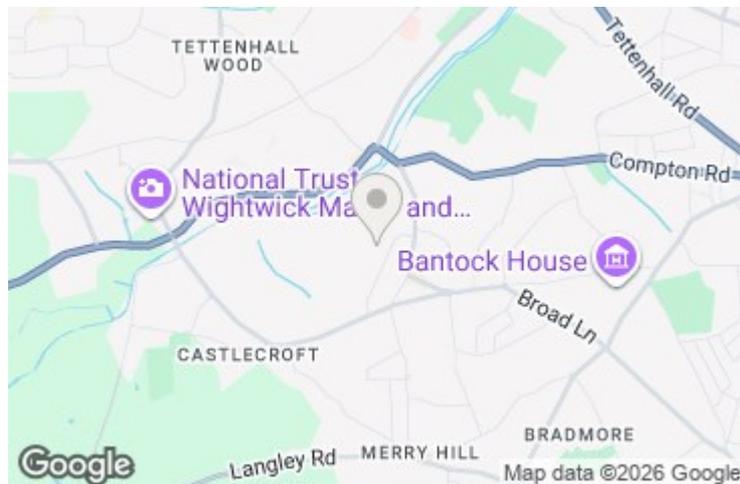
Items of fixtures and fittings not mentioned in these sales particulars are either excluded from the sale or may be available by separate negotiation. Please make enquiries with either the vendor or agents in this regard.

### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Worthington Estates. We reserve the right to amend these particulars without notice.

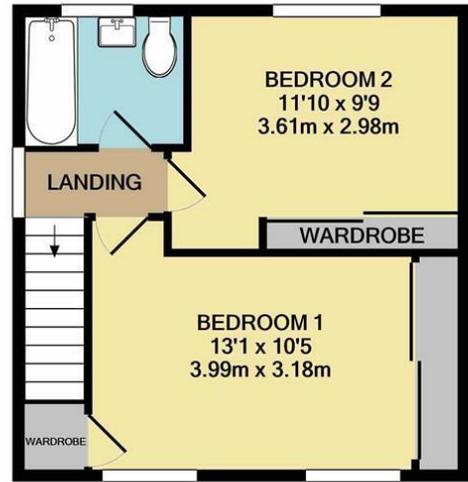
### FREE MARKET APPRAISAL

If you are thinking of selling your property, Worthington Estates would be delighted to carry out a free market appraisal of your property without obligation. Please contact us or feel free to pop in and see us.





GROUND FLOOR  
APPROX. FLOOR  
AREA 482 SQ.FT.  
(44.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 334 SQ.FT.  
(31.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 816 SQ.FT. (75.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	<b>76</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	