22a Richmond Road, Finchfield, Wolverhampton, WV3 9JA

BERRIMAN
EATON

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A fine family home with extensive five bedroom accommodation standing in a sought after area in a large plot of just over 0.4 acres in total

LOCATION

Richmond Road is a particularly sought after address within the locality and has long since been considered to be one of the most favoured roads in the area. A wide range of local shopping facilities are available within both Finchfield and Compton. The extensive facilities afforded by the City Centre are within easy reach and the area is particularly well served by a multitude of schooling in both sectors. Furthermore, the picturesque open spaces of Bantock Park are nearby.

DESCRIPTION

22a Richmond Road is a substantial family home with well-proportioned and well-appointed accommodation throughout.

One of the principal attractions of the property is the superb plot within which it stands with a deep and private frontage, an outstanding garden to the rear and a total plot size of just over 0.4 acres in total.

In addition to the extensive living spaces in the principal residence there is a detached brick and tile garden building which could be used for a wide variety of different purposes. It could be a fine leisure room, a superb office for those wishing to work from home or, alternatively, could provide the basis for a self-contained annex, subject to gaining all of the usual and necessary consents and permissions.

The property is tastefully decorated throughout and benefits from double glazing and gas fired central heating together with an intruder alarm.

ACCOMMODATION

Double glazed doors with surrounding windows set within an arch open into the PORCH with tiled flooring and a panelled front door with leaded and coloured lights to either side opening into the RECEPTION HALL with oak parquet flooring, picture rail, ceiling cornice, wiring for a wall light and integrated ceiling lighting. The LOUNGE is a well proportioned room with a walk in bay window to the rear with a French door to the garden with a further side window, a formal fireplace with living flame coal effect gas fire, picture rail, ceiling cornice and laminated flooring. The DINING ROOM is a well proportioned second reception room with a walk in bow window to the front, a formal fireplace of living flame coal effect gas fire and marble hearth, a side window, ceiling cornice, picture rail and laminated flooring. The DINING KITCHEN is a fine room in size with a full range of wall and base mounted Shaker style units with space for a range style cooker with stainless steel splash back and stainless steel extraction chimney above, an integrated microwave, plumbing for a dishwasher, a shelved larder cupboard, tiled flooring, two side windows, an understairs storage cupboard and door into the LAUNDRY with wall and base mounted cupboards, plumbing for a washing machine and space for a tumble dryer, stainless steel sink, tiled floor, a wall mounted Worcester Bosch gas fired central heating boiler, a door and window to the garden and a door to the ground floor CLOAKS AND SHOWER ROOM with a fully tiled full body shower, WC and wall hung wash basin, tiled walls and floor, a window and a chrome towel rail radiator.

A fine staircase rises from the reception hall to the part galleried landing with two windows, picture rail and access to the roof space. BEDROOM ONE is a good double room in size with a light corner aspect with windows to the front and side, picture rail and laminated flooring. BEDROOM TWO is a good double room in size with a light corner aspect with windows to both the rear and side and picture rail. BEDROOM THREE is a good double room in size with a light corner aspect with windows to the side and rear, picture rail and laminated flooring. BEDROOM FOUR is a double bedroom with a front window, picture rail and laminated flooring and BEDROOM FIVE is also a good room in size with laminated flooring and a side window. The BATHROOM has a white suite with a panelled bath with electric shower over, circular wash basin standing on a vanity unit with cupboards beneath and to the side, tiled walls and floor, a double glazed window and a chrome towel rail radiator. There is a separate CLOAKROOM with a white suite of WC and vanity unit with Heritage wash basin with cupboards beneath, tiled walls and floor, a chrome towel rail radiator and a side window.

OUTSIDE

22a Richmond Road stands in a superb plot with a high degree of privacy and a deep and shielded frontage with a large front lawn, matured beds and borders and a DRIVEWAY to one side laid in tarmacadam providing ample off street parking. There is gated side access to a further area of off road parking. There is a paved patio to the rear of the property together with an extensive terrace laid in imprinted concrete and a large lawn. REAR GARDEN with an extensive lawn, well matured beds and borders helping to ensure a high degree of privacy and a further gravelled terrace. There is a substantial brick and tile GARDEN BUILDING with double glazed doors and double glazed side windows, electric light and power. This could be a fine entertaining room, leisure room, home office, or, potentially, an independent self-contained annex for dependent relatives, subject to gaining all of the usual and necessary consents.

We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND F - Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.
The property is FREEHOLD.

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www.berrimaneaton.co.uk

Offers Around
£645,000

EPC: E

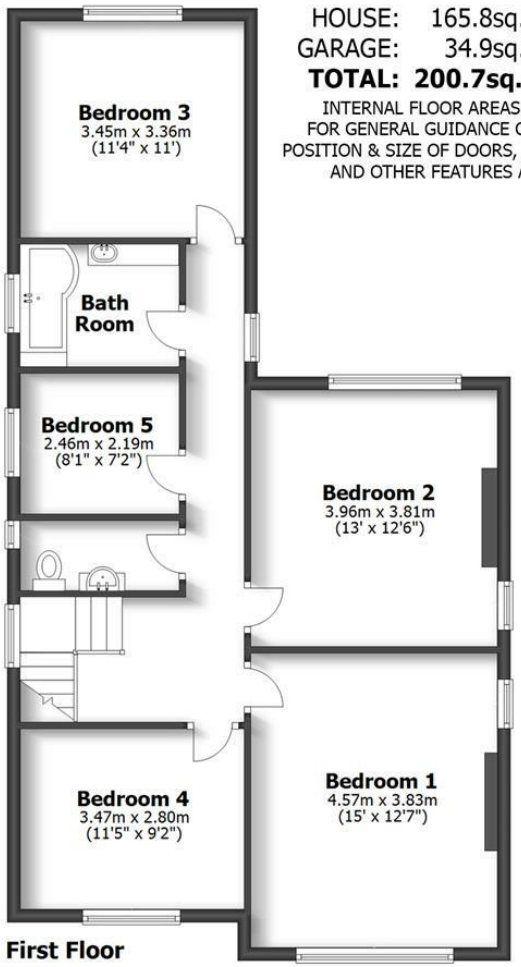
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

22A RICHMOND ROAD
FINCHFIELD

HOUSE: 165.8sq.m. 1785sq.ft.
GARAGE: 34.9sq.m. 376sq.ft.
TOTAL: 200.7sq.m. 2161sq.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