



16 Farm Road, Finchfield, Wolverhampton, WV3 8EW

BERRIMAN  
EATON

# 16 Farm Road, Finchfield, Wolverhampton, WV3 8EW

A superbly presented and extended four double bedroom detached family home with a large plot to the rear and a carriage driveway to the front.

## LOCATION

Farm Road is off Finchfield Lane in a popular residential location. There is convenient access to shopping facilities both in Finchfield and Merry Hill, with the centre of Wolverhampton in easy reach. The area is well served by a variety of schooling in both sectors.

## DESCRIPTION

16 Farm Road has been well maintained by the current owners and thoughtfully extended to provide a fourth bedroom along with an impressive open plan living, dining and kitchen area. The property benefits from high-quality kitchen and bath/shower rooms, a substantial carriage driveway offering off-road parking for four plus vehicles, and a beautifully maintained rear garden.

## ACCOMMODATION

A glazed front door opens into a PORCH with tiled flooring. Opening the light oak leaded glazed door leads to the HALL with stripped oak flooring with two useful cloaks and storage cupboards. The GUEST CLOAKROOM comprises of WC, vanity unit, wash basin, a corner mirrored cabinet, laminate tiled effect floor and a double-glazed window. There is a THROUGH RECEPTION ROOM with ample space for both seating and dining with oak flooring throughout and a coved ceiling. In the lounge area there is a double-glazed window to the front, a recessed fireplace with a multi fuel-log burning stove and wiring for wall lights. THE DINING AREA has double glazed French doors leading out to the rear garden. The focal point of the ground floor is the superb open plan LIVING / DINING / KITCHEN area with porcelain tiled flooring with underfloor heating. The KITCHEN has integrated ceiling lighting, a double-glazed window, double glazed French doors to the rear and three roof lights, flooding the kitchen area with natural light. The KITCHEN has a range of contemporary wall and base units with granite working surface with breakfast bar end and under counter lighting. There is an undermounted double sink, space for a range style cooker with an extraction fan above. There are integrated appliances, including a fridge, a freezer and a dishwasher. There is an American style fridge freezer housing unit and ample space for seating and dining with wiring for a wall mounted TV. The LAUNDRY has coordinating units to those in the kitchen, with porcelain tiled flooring with under floor heating, stainless steel sink and drainer with a double-glazed window over. There is space for a washing machine, and a useful storage cupboard. A door to the SITTING ROOM/SNUG could be used for a variety of different purposes such as a home office, playroom or bedroom. There is a double-glazed window to the front, wiring for a wall mounted TV and fitted cupboards housing the boiler.

Stairs with an oak banister rise to the first-floor landing leading on to the galleried landing with double glazed window to the front. There is access to the loft via a drop-down ladder. The PRINCIPAL BEDROOM SUITE is of a good-size with double-glazed windows to the front and a bank of fitted wardrobes. There is an EN-SUITE SHOWER ROOM comprising of shower cubicle, vanity unit with basin, drawers, WC, tiled floor and walls. There is a heated ladder towel rail and a double-glazed window. There are TWO FURTHER DOUBLE BEDROOMS to the rear with double-glazed windows looking out to the rear garden. The FOURTH BEDROOM is also double in size with a double-glazed window to the front. The BATHROOM has a P-shaped bath with shower over, vanity unit with twin wash basins, WC, a backlit mirror, tiled walls and a double-glazed window.

## OUTSIDE

16 Farm Road sits behind a low-rise boundary wall with a planted boarder. There is a large CARRIAGE DRIVEWAY affording off-road parking for several vehicles with concealing hedge to the boundary.

There is a gated side entrance leading to the REAR GARDEN which comprises of a patio with a further seating area with glazed balustrade. There are two sets of steps from the upper patio down to the shaped lawn, low maintenance plant border with a further patio. There is external lighting and electrical points with two sheds at the bottom of the garden.

We are informed by the Vendors that mains water, electricity and drainage and heating is gas LPG  
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 and Ultrafast are available  
Mobile date 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.

### Tettenhall Office

01902 747744

[tettenhall@berrimaneaton.co.uk](mailto:tettenhall@berrimaneaton.co.uk)

### Lettings Office

01902 749974

[lettings@berrimaneaton.co.uk](mailto:lettings@berrimaneaton.co.uk)

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

### Bridgnorth Office

01746 766499

[bridgnorth@berrimaneaton.co.uk](mailto:bridgnorth@berrimaneaton.co.uk)

### Wombourne Office

01902 326366

[wombourne@berrimaneaton.co.uk](mailto:wombourne@berrimaneaton.co.uk)

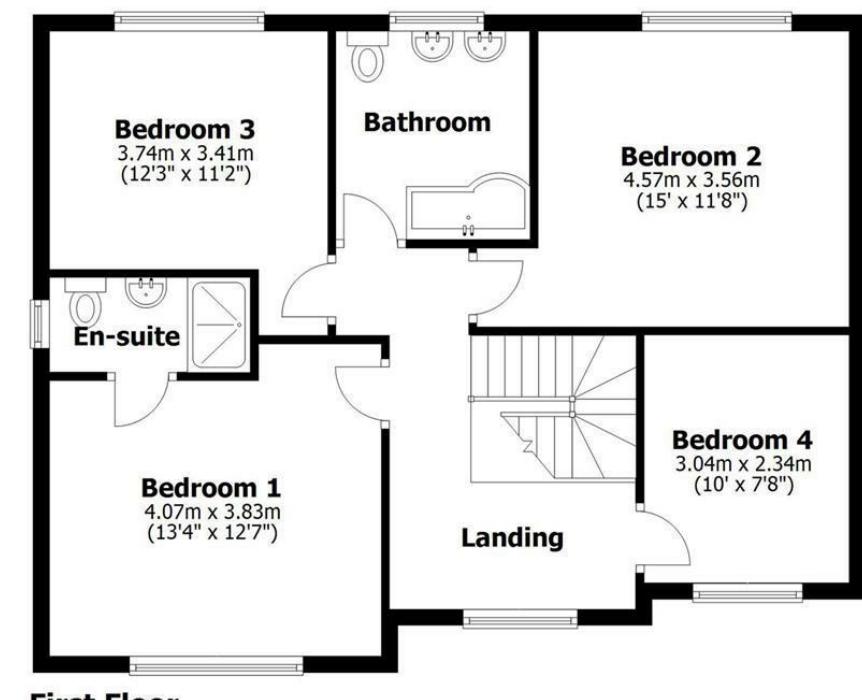
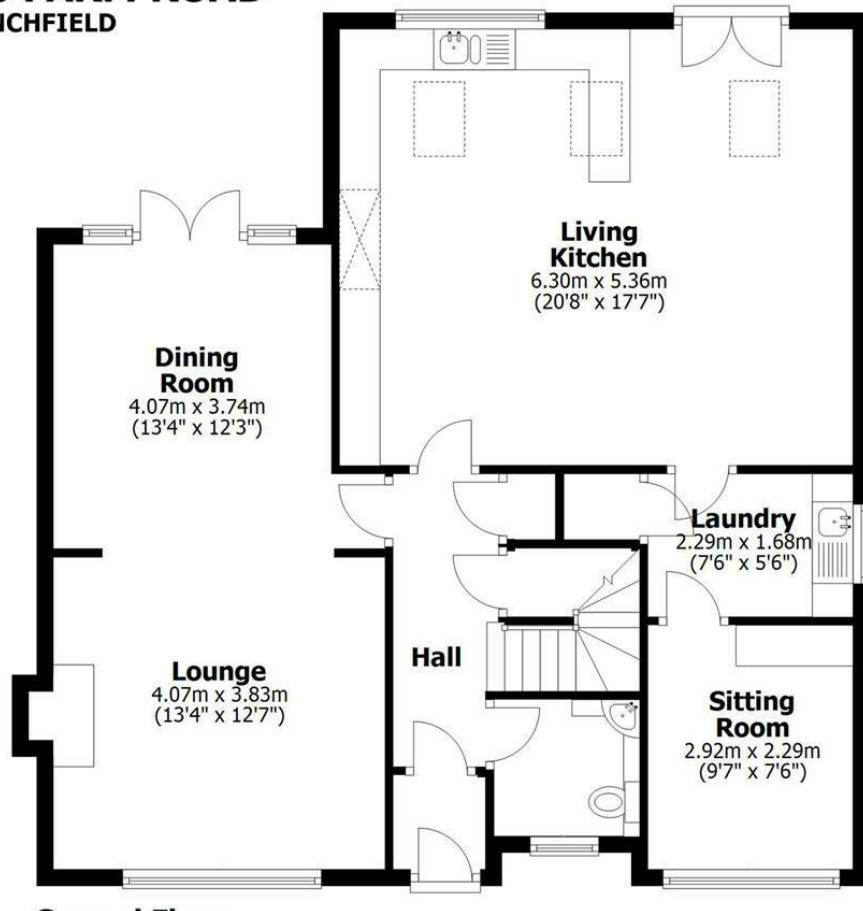
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£579,950

EPC:

**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.



## 16 FARM ROAD FINCHFIELD



**TOTAL: 160sq.m. 1722sq.ft.**

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

