



Richmond Road  
Finchfield  
Wolverhampton  
WV3 9JA

Asking Price Of £305,000

Est. 1934

# SWF



**SANDERS WRIGHT & FREEMAN**

Spacious four bedroom semi-detached home situated in a sought after location near to Bantock Park. Set behind a generous frontage providing off road parking the very well proportioned accommodation comprises reception hall, living room, extended sitting/dining room, spacious kitchen, guest cloakroom, utility with kitchen facilities, four bedrooms, one en-suite shower room and bathroom. To the rear is a patio and small lawn garden.

**APPROACH** The property is approached via a tarmac driveway providing off road parking with an adjacent lawned front garden. A side passage provides access to the rear garden.

**ENTRANCE PORCH** Part glazed door into reception hall.

**RECEPTION HALL** Radiator, staircase to the first floor landing and doors to:

**GUEST CLOAKROOM** Tiled Walls, tiled floor, close coupled w.c. and wash hand basin.

**LIVING ROOM 15' 2" x 10' 7" (4.63m x 3.23m)**

Double glazed bay window to the front, radiator and feature fireplace.

**EXTENDED DINING ROOM 22' 11" x 10' 9" (7.0m x 3.3m)**

Two radiators, double glazed sliding patio door to the rear garden and attractive feature fireplace.

**DINING KITCHEN 19' 1" x 6' 3" (5.84m x 1.92m)**

Double glazed window to the rear, radiator, fitted breakfast bar and a ranged of fitted, wall, drawer and base units with roll edge work surface above incorporating a stainless steel sink and drainer unit with mixer tap. There is space for a cooking range, plumbing for a washing machine and a door leading out to the rear garden.

**KITCHEN/UTILITY ROOM 17' 10" x 11' 4" (5.44m x 3.47m)**

Two double glazed windows to the side, radiator, tiled floor, part tiled walls and a range of fitted wall, drawer and base units with roll edge work surface above incorporating a stainless steel sink and drainer with mixer tap. There is space for a cooker and fridge, and a door to the rear garden.

**FIRST FLOOR LANDING** Loft access hatch and doors to:

**BEDROOM ONE 14' 0" x 10' 11" (4.27m x 3.33m)**

Double glazed window to the front and radiator.

**BEDROOM TWO 11' 5" x 11' 2" (3.49m x 3.42m)**

Double glazed window to the front, radiator and door to an en-suite shower room.

**EN-SUITE SHOWER ROOM** Double glazed obscure window to the rear, radiator, part tiled walls and white suite comprising close coupled w.c, wash hand basin and shower enclosure.

**BEDROOM THREE 11' 3" x 10' 10" (3.43m x 3.31m)**

Double glazed window to the rear and radiator.

**BEDROOM FOUR 6' 6" x 6' 2" (2.0m x 1.88m)**

Double glazed window to the front and radiator.

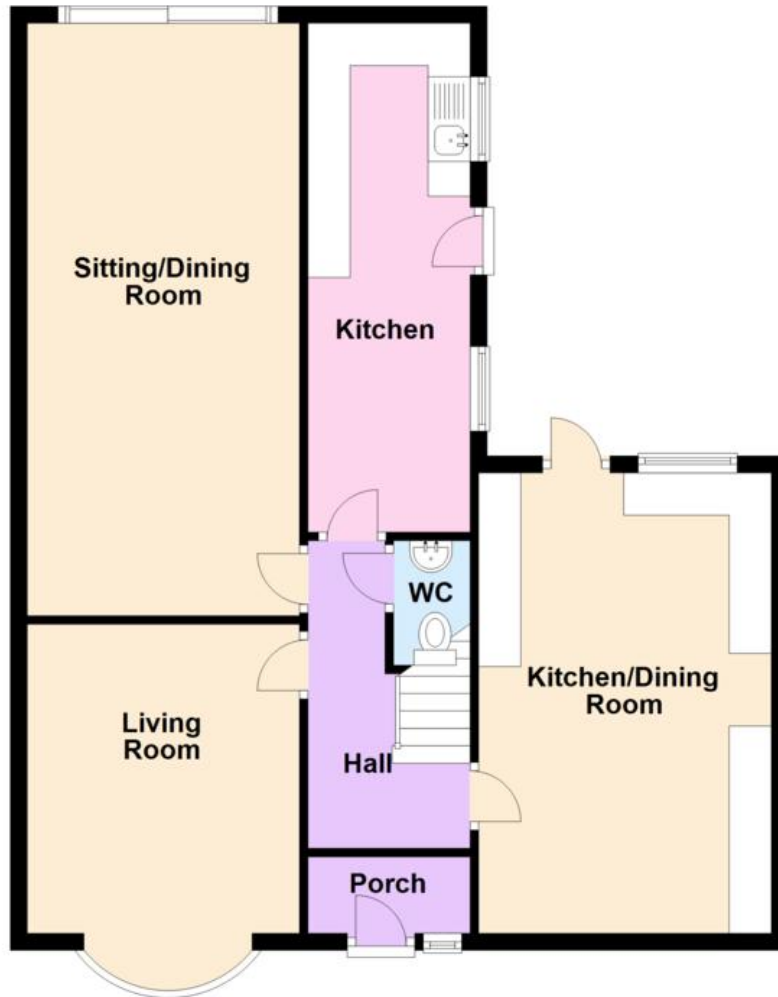
**BATHROOM** Double glazed obscure window to the rear, radiator, tiled walls and white suite comprising panelled bath, close coupled w.c. and pedestal with hand basin.

**GARDEN** To the rear of the property is a paved courtyard with a small lawned garden beyond.



**Asking Price Of £305,000**

Ground Floor



First Floor



13 Waterloo Road, Wolverhampton WV1 4DJ Fax: 01902 712956 Email: info@swfestateagents.co.uk

Residential Sales • Valuers • Residential Lettings • Property Management

Tel: 01902 575555 www.swfestateagents.co.uk

rightmove  
find your happy

