



1 Bramblewood Drive, Finchfield, Wolverhampton, WV3 9DB

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A spacious and well presented family home providing four bedroomed accommodation in a delightful position within close proximity to the beautiful, picturesque open spaces of Bantock Park.

## LOCATION

Bramblewood Drive lies just off Broad Lane in between the junctions with Uplands Avenue and Highlands Road in a sought after part of Finchfield. The property stands within easy reach of the wide ranging local facilities available within Finchfield itself, including excellent schooling for which the area is renowned and there is easy access to the City Centre itself.

The property stands within a couple of minutes' walk of Bantock Park with its picturesque open spaces of almost 40 acres in size which incorporate a nature trail, pitch and put golf course, tearoom and Bantock House Museum.

## DESCRIPTION

1 Bramblewood Drive is a well presented modern property which was built in the mid 1990's to an excellent standard with a well planned internal layout. The house benefits from modern appointments of quality throughout including well appointed kitchen and bathroom suites, double glazing and gas fired central heating. The property is a well proportioned family home with two good reception rooms, a conservatory and a kitchen to the ground floor together with four bedrooms and a bathroom to the upper storey with the principal bedroom benefiting from an en-suite.

The house stands in a charming plot with a driveway to the front providing off street parking and a garden to the rear with a lovely, matured and green, tree studded backdrop beyond.

## ACCOMMODATION

An open, tiled hung PORCH has a double glazed front door with a double glazed window to the side opening into the HALL with oak flooring, coved ceiling, dado rail and a door to the GUEST CLOAKROOM with a fitted suite of WC and wall hung wash basin with tiled splash back, a double glazed rear window and an under stairs storage cupboard. The LOUNGE is a good sized room with a double glazed and leaded window to the front, feature contemporary fireplace with living flame gas fire, coved ceiling and double glazed patio doors into the CONSERVATORY which is fully double glazed with French doors to the garden, ceiling mounted paddle fan and light and a central heating radiator making the room useable all year round. The DINING ROOM has oak flooring, coved ceiling and a square, walk in double glazed and leaded bay window to the front. The KITCHEN has a comprehensive range of wall and base

mounted Shaker style units, a stainless steel sink, a stainless steel AEG four ring gas hob with stainless steel AEG extraction chimney above and AEG stainless steel electric oven beneath, plumbing for a dishwasher, plumbing for a washing machine, ceramic tiled floor, part tiled walls, a double glazed window overlooking the rear garden and a part double glazed and panelled side door.

A staircase with turn balustrading rises to the galleried landing with a double glazed window to the rear, dado rail, coved ceiling, built in storage cupboard, access to the roof space and a boiler cupboard with wall mounted Baxi gas fired central heating boiler. The PRINCIPAL SUITE has a double bedroom with a double glazed and leaded window to the front and an EN-SUITE SHOWER ROOM with a fully tiled shower, WC and pedestal basin, part tiled walls to mosaic dado relief, shaver point and a double glazed and leaded window. BEDROOM TWO is a good double room in size with a wide bank of fitted wardrobes and a double glazed window overlooking the rear garden. BEDROOM THREE is a good room in size with a double glazed window to the rear and coved ceiling and BEDROOM FOUR has a double glazed and leaded window to the front. The BATHROOM has a white suite with a panelled bath with shower over with waterfall head and separate hose, a WC and pedestal basin, part tiled walls to mosaic relief, a double glazed and leaded window and a chrome towel rail radiator.

## OUTSIDE

The property stands behind a DRIVEWAY laid in tarmac which provides off road parking with a GARAGE beyond with an elevating door, electric light and power, loft storage space and a courtesy door to the rear.

There is gated side access to the REAR GARDEN which benefits from a paved patio and timber decked terrace with a shaped lawn beyond with planted beds and borders and a matured, green backdrop beyond.

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

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# 1BRAMBLEWOOD DRIVE FINCHFIELD

HOUSE: 98.5sq.m. 1060sq.ft.  
GARAGE: 12.4sq.m. 133sq.ft.  
**TOTAL: 110.9sq.m. 1193sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



