



Connells

Fern Leys
Finchfield Wolverhampton



Property Description

Connells Wolverhampton have the pleasure of bringing to the market this deceptively spacious significantly improved and extended three bedroom bay fronted family property in a popular cul-de-sac location. Sitting in the popular village location of Finchfield this property is a fantastic family property and is nearby to popular schooling.

The property comprises of an entrance porch, entrance hall, large entertainment style lounge, extended dining room to rear, large extended kitchen with separate utility and a downstairs wc. On the first floor there are three well proportioned bedrooms, large family bathroom and large eves storage ideal for extending subject to planning permission.

Externally there is a large driveway to front, garage and side gated access, to the rear there is a exceptionally large and generous enclosed rear garden with two timbre constructed outbuildings which are ideal for use as a home office or workshop.

Viewing is highly recommended in order to appreciate the accommodation on offer.

Location And Area

Conveniently located for local schools, shops and amenities. This property is well placed with bus routes to Wolverhampton City centre which offers an extensive range of amenities, shopping and leisure facilities and good selection of highly regarded schools and universities.

Entrance Porch

Double glazed door to front, door to entrance hall.

Entrance Hall

Doors to various rooms, radiator, two storage cupboards, stairs access, feature wood and chrome hand rail.

Entertainment Style Lounge

23' 5" plus the bay x 11' 4" (7.14m plus the bay x 3.45m)

Double glazed bay window to front, gas fire, two radiators, door to entrance hall, french doors to dining room.

Extended Dining Room

7' x 13' (2.13m x 3.96m)

Two velux skylights, double glazed sliding french doors to rear, radiator, tiled floor, french doors to lounge, door to kitchen.

Kitchen

15' 4" x 13' 4" (4.67m x 4.06m)

Door to entrance hall, door to dining room, door to utility, door to garage, double glazed window to rear, range of wall and base units with an integrated oven, grill, gas hob and extractor, one and a half drainer sink, integrated fridge freezer, spotlights, tiled floor, radiator, space for a dining table.

Utility

9' 5" x 4' 7" (2.87m x 1.40m)

Double door to front, double glazed window to side, inset sink, space for a washer, space for a dryer, spotlights, double glazed door to garden, door to downstairs shower room.

Downstairs Shower Room

Double glazed window to rear, pedestal sink, low flush toilet, mixer shower in a cubicle, door to utility area,

First Floor Landing

Doors to various rooms, spotlights, loft access, wood and chrome hand rail.

Bedroom One

13' 7" into bay x 11' 5" into wardrobe (4.14m into bay x 3.48m into wardrobe)

Double glazed bay window to front, radiator, spotlights, fitted wardrobe, door to landing.

Bedroom Two

11' 4" x 11' 5" into wardrobe (3.45m x 3.48m into wardrobe)

Double glazed window to rear, radiator, spotlights, fitted wardrobe, door to landing.

Bedroom Three

7' 3" x 7' 9" (2.21m x 2.36m)

Double glazed window to front, radiator, spotlights, door to eves storage area, door to landing.

Eves Storage

Light and power, would be ideal for extension subject to planning permission.

Family Bathroom

Double glazed window to rear, low flush toilet, corner bath, pedestal sink, mixer shower in a cubicle, radiator, spotlights, door to landing.

Garage

15' 8" x 7' 6" (4.78m x 2.29m)

Double doors to front, light and power, door to kitchen, double glazed window, double glazed door to side.

Outside Front

Large gravelled driveway offering ample off road parking with hedging to the side, side gated access leading to the rear garden.

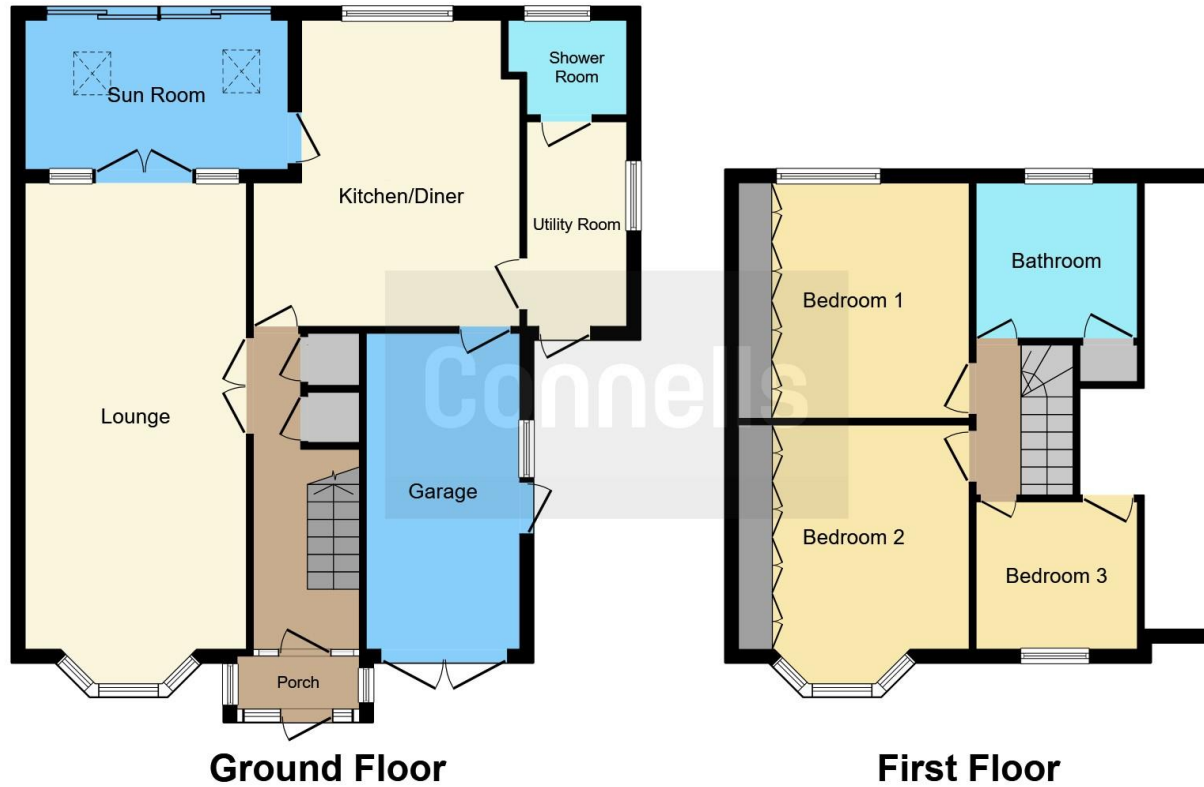
Outside Rear

Large paved patio area with a separate gravel bed area, range of planter beds, plants, trees and shrubs, various patio areas, CCTV security system, additional side patio area, outdoor lighting, outdoor tap, two large timbre constructed sheds which has UPVC windows and doors, light and power.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

Tenure: Freehold

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