



Connells

Broadway
Finchfield Wolverhampton



Property Description

Connells award winning estate agents in Wolverhampton is offering for sale a link detached family home situated in the ever sought after area of Finchfield.

Externally the property has off road parking to front, particularly large rear garden which requires viewing to fully appreciate. Internally the property has a spacious lounge, dining room, fitted kitchen, ground floor guest wc, 20ft garage, adjoining utility/ store, further integral utility (ideal for conversion for shower room). The ground floor also has a bedroom and the first floor has a further two bedrooms including a 20ft master bedroom with a separate family bathroom.

For further details please contact Connells.

Location And Area

Situated on the ever popular Broadway in the area of Finchfield. Finchfield has a fantastic selection of local and popular schooling, shopping, public houses with eateries, doctors, dentists and nursery's are also located within close proximity. Further shopping can be found within Wolverhampton city centre, Codsall and Tettenhall areas.

Entrance Porch

Double glazed door to front access, door to main lounge.

Lounge

17' 4" x 11' 9" max narrowing to 10' 4" min (5.28m x 3.58m max narrowing to 3.15m min)

Double glazed window to front, living flame gas fire with feature fitted surround, doors to various rooms, bifolding opening doors leading to the dining room.

Dining Room

10' 6" x 8' 9" (3.20m x 2.67m)

Door and window to rear access, bifolding opening doors leading to main lounge, central heated radiator.

Inner Hallway

Storage cupboard, stairs to landing, doors to various rooms.

Storage/ Utility

(This room has potential for conversion to a shower room subject to relevant builders advice as this joins a ground floor bedroom area). Door to side access, door to inner hall.

Downstairs Wc

Low flush toilet, window to side, wall mounted wash basin, door to storage area/ ground floor utility.

Kitchen Diner

12' 8" x 8' 3" (3.86m x 2.51m)

Double glazed door to side access, window to front, wall and base units with roll top work surfaces, space for cooker, single drainer sink unit, door to lounge.

External Utility

7' 6" x 7' 9" (2.29m x 2.36m)

Door and window to main garden, plumbing for washing machine, door to garage.

Bedroom Three

11' 4" x 10' 5" (3.45m x 3.17m)

Loft with insulation, double glazed garden over looking the rear garden, door to inner hall, central heated radiator.

First Floor Landing

Stairs to ground floor, doors to various rooms, eves storage cupboard.

Bedroom One

20' 5" x 8' 7" max narrowing to 7' 5" min (6.22m x 2.62m max narrowing to 2.26m min)

Two double glazed windows overlooking the rear garden, central heated radiator, door to first floor landing.

Bedroom Two

12' 6" x 12' 7" max narrowing to 8' 4" min (3.81m x 3.84m max narrowing to 2.54m min)

Double glazed window to front, central heated radiator, door to landing.

Bathroom

Low flush toilet, corner bath, pedestal wash basin, loft access, tiled walls, double glazed window to side, airing cupboard, central heated radiator, door to landing.

Outside Front

Off road parking to front, access to the main home and garage area.

Outside Rear

Mature rear garden with a selection of trees, plants and shrubs and a lawned area.

Garage

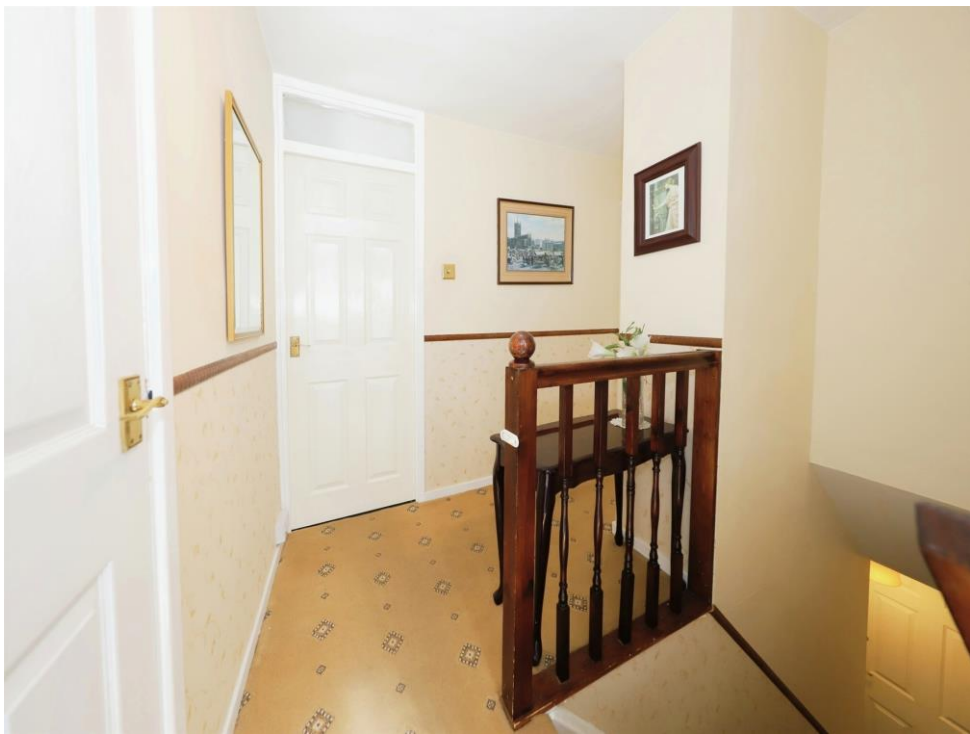
21' 3" x 8' 8" (6.48m x 2.64m)

Double opening doors leading to the front access, double glazed door to kitchen, door to utility.

Agents Note

This property offers flexible living accommodation with a selection of three bedrooms set on the ground floor and first floor. The first floor also has a family bathroom and the ground floor has a ground floor guest wc with adjoining utility/ storage area. This area could be ideal for an en-suite/ shower room adjoining the ground floor bedroom. One of the many features of the property is the large rear garden which requires viewing to fully appreciate.

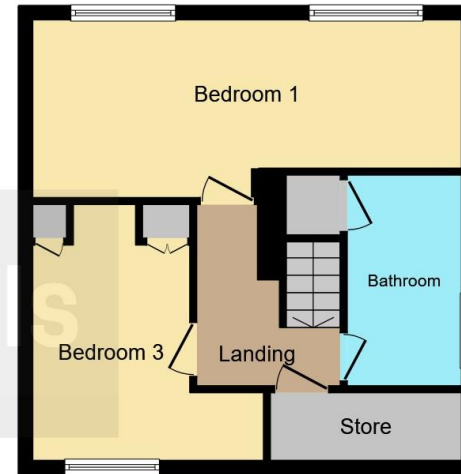








Ground Floor



First Floor

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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