



Connells

The Spinney
Finchfield Wolverhampton



Property Description

Connells Award Winning Estate Agents in Wolverhampton is offering for sale a BRAND NEW beautifully presented and designed luxury detached home situated in the ever sought after village of Finchfield.

Externally there is ample off road parking, pleasant rear garden with entertainment patio area. Internally there is entrance hall, family lounge, large open plan kitchen with integrated appliances, Bedroom Three with adjoining luxury shower room. The first floor has a large landing with study area and two further bedrooms and luxury family bathroom.

The Location & Area

Situated in ever popular area of Finchfield with an abundance of local schools, doctors, dentists within close proximity. Wolverhampton City centre and University along with train stations are also nearby. Further shopping and schools can be found within neighbouring areas.

Entrance Hall

Feature double glazed composite door to side access, stairs leading to first floor landing, doors to various rooms, smoke alarm, spotlights to ceiling, tiled flooring, storage cupboard.

Family Lounge

13' 1" into recess x 15' 1" (3.99m into recess x 4.60m)

Feature double glazed bifolding doors to rear, central heating radiator, TV aerial point, telephone, door to hall.

Entertainment Kitchen Diner

20' 7" x 9' 5" (6.27m x 2.87m)

Double glazed window to front and rear, double glazed door to side, a fantastic selection of wall and base units with quartz work tops, integrated appliances including inset sink, fridge freezer, washing machine, dishwasher, electric hob, oven and extractor, tiled walls, part brick effect tiled walls, spotlights, smoke alarm.

Bedroom Three

10' x 8' 8" max (3.05m x 2.64m max)

Double glazed window to front, loft access, laminate floor, feature wardrobes with drawer sets.



First Floor Study Landing

Two double glazed skylights to front, central heating radiator, TV aerial point, stair to ground floor, doors to various rooms.

Bedroom One

16' into recess x 9' 5" (4.88m into recess x 2.87m)

Double glazed window to rear and rear, fitted wardrobes with feature drawer set, TV aerial point, central heating radiator, door to first floor landing.

Bedroom Two

10' max x 8' 2" (3.05m max x 2.49m)

Double glazed window to rear, central heating radiator, door to first floor landing.

Family Bathroom

Double glazed skylight to rear, panelled bath with fitted shower and screen, wash basin set in vanity unit, heated towel rail, tiled floor, tiled walls, LED mirror.

Outside Front

Tarmac off road parking to front, block paved edging, pathway. dual wrought iron gates leading to rear access.

Outside Rear

Paved entertainment patio area, access to front, sleeper edges, lawned area.

Agents Note

The property comes with a 10 year warranty. Please note the Council Tax band is for guideline only waiting full confirmation. Please confirm this before incurring any costs.









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

To view this property please contact Connells on

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/WVH330121



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH330121 - 0004