



**Connells**

York Avenue  
Finchfield Wolverhampton



# York Avenue Finchfield Wolverhampton WV3 9BU

for sale offers in excess of  
**£425,000**



## Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch is delighted to bring to the market this extended and spacious four bedroom detached family home situated on a popular residential road in Finchfield. Viewings are highly recommended for this family home, contact Connells Wolverhampton today to book your viewing.

Internally the property comprises of a porch leading to an inviting entrance hall, spacious through lounge dining room which can also be served as two reception rooms. The ground floor also boasts a modern well appointed kitchen leading to a pantry cupboard and utility area with ground floor wc. Heading upstairs you will find four generous size bedrooms with a family bathroom, separate shower room and wc. Outside to the front is a driveway for ample off road parking, while the rear boasts a generous size rear garden, perfect to enjoy the outdoors space and family activities. The property also benefits from having a garage for additional parking or storage area.

## The Location & Area

Situated in a sought after location with a wide range of local facilities available within Finchfield itself and within easy travelling to the more extensive amenities afforded by Wolverhampton City Centre. The wide open spaces of Bantock Park are within a short walk. There is regular public transport to Wolverhampton City Centre and excellent schooling nearby in both public and private sectors.

## Approach

Set back from the roadside behind hedging, off road parking for ample vehicles.

## Porch

Window to side, door to entrance hall.

## Entrance Hall

Stairs rising to the first floor, understairs cupboard with window to side, central heating radiator, doors to lounge, dining room and kitchen.

## Lounge

12' max x 11' 11" max ( 3.66m max x 3.63m max )

Double glazed window to rear and side, patio door to rear garden, coved ceiling, central heating radiator, French doors to dining room.

## Dining Room

13' into bay x 11' 10" max ( 3.96m into bay x 3.61m max )

Double glazed window to front, central heating radiator, coved ceiling.

## Kitchen

11' x 8' ( 3.35m x 2.44m )

Two double glazed windows to rear, matching wall and base units with ceramic sink and drainer with mixer tap, integrated double oven, electric four ring hob, extractor hood, spotlights, pantry cupboard, wall mounted boiler, door to utility and hall.

## Utility Area

Plumbing for washing machine, central heating radiator.

## Ground Floor W.C

Double glazed window to side, low flush toilet, wall mounted sink.

## Brick Built Lean To

Door to front, door and window to rear.

## First Floor Landing

Loft access with pull down ladders, central heating radiator, double glazed window to front, doors to all bedrooms, bathroom, shower room and wc.

## Bedroom One

11' 11" x 11' 11" ( 3.63m x 3.63m )

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

## Bedroom Two

12' x 11' 11" ( 3.66m x 3.63m )

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

## Bedroom Three

10' x 8' ( 3.05m x 2.44m )

Double glazed window to front and side, central heating radiator, door to first floor landing

## Bedroom Four

8' x 8' ( 2.44m x 2.44m )

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

## Bathroom

Double glazed window to rear, panelled bath, wash hand basin, part tiled walls, heated towel rail, loft access, storage cupboard, door to first floor landing

## Separate W.C

Double glazed window to side, low flush wc, part tiled walls, door to first floor landing

## Shower Room

Shower cubicle, part tiled walls, central heating radiator, extractor fan.

## Loft Space

Partly boarded loft space.

## Outside Rear

Well maintained rear garden with block paved patio with steps down to a tiered garden, lawn, mature plants, shrubs and fruit trees, outside tap, large under house storage area, shed with power supply



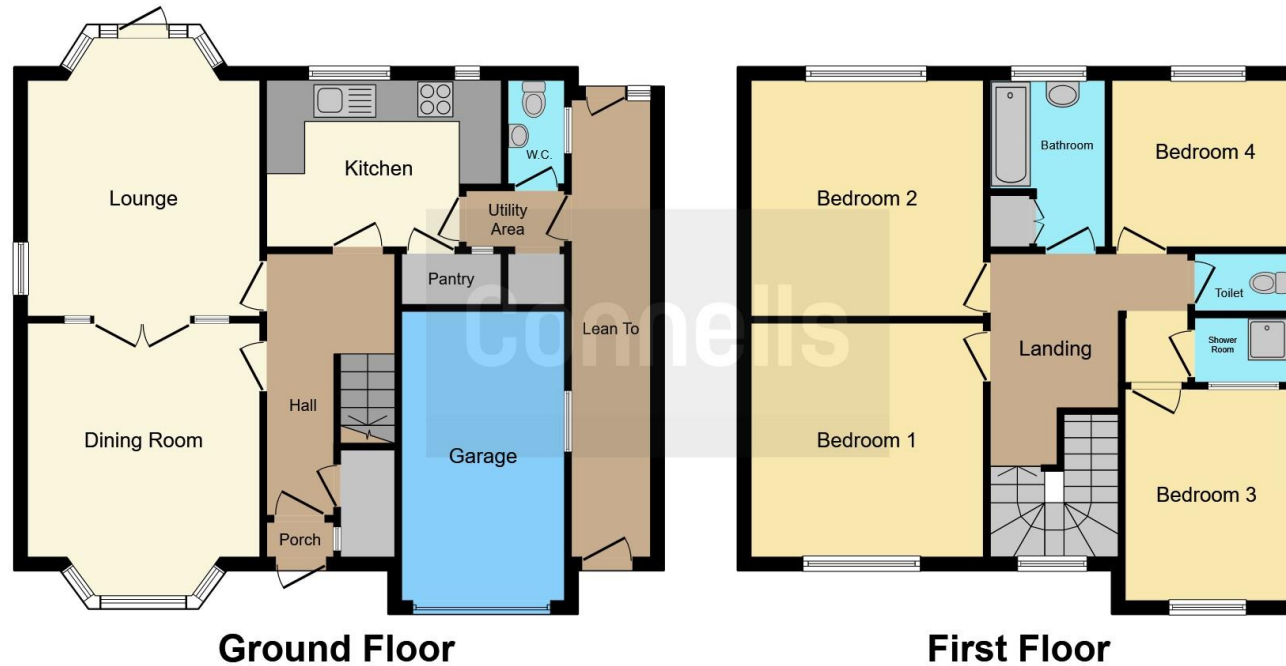












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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 WOLVERHAMPTON WV1 4EX

EPC Rating: E Council Tax  
 Band: F

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH330009](http://connells.co.uk/Property/WVH330009)**



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