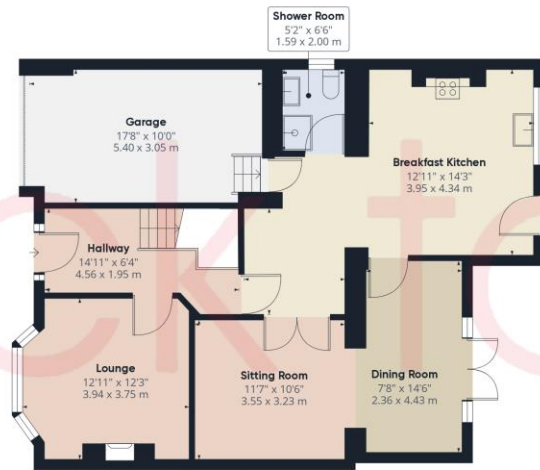


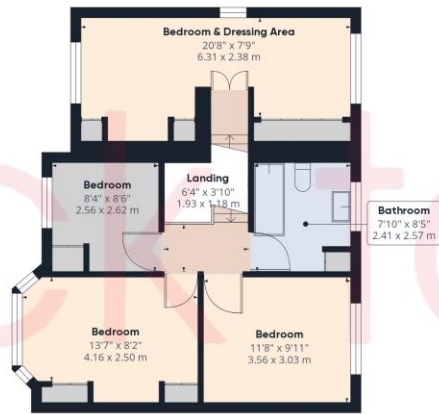


84 Uplands Avenue, Finchfield, Wolverhampton, WV3

nick tart



Ground Floor



Floor 1



Approximate total area<sup>m</sup>

1556.68 ft<sup>2</sup>

144.62 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Occupying a choice position in a mature tree lined setting on the fringe of Finchfield village this immaculately presented four bedroomed, two-bathroom semi-detached property has been sympathetically extended and re-styled by the present owners to incorporate a host of quality fittings and appointments throughout the deceptively spacious and versatile interior providing excellent family accommodation on two levels synonymous with present day lifestyle requirements.

- Entrance hall
- Lounge with feature fireplace
- Separate sitting room and dining room
- Fully equipped breakfast kitchen
- Downstairs shower room
- A choice of four first floor bedrooms
- Luxury appointed family bathroom
- Good sized cobbled driveway
- Large single garage with utility area
- Land scaped rear garden

The property itself is close to all local amenities including an excellent choice of shops, schools and public transport services and the accommodation which enjoys the benefit of gas central heating and double-glazing in further detail comprises...

### Ground floor

**Entrance hall** with solid oak flooring, coved ceiling and built in cloaks cupboard.

**Lovely front facing lounge** which has a feature marble fireplace with living flame gas coal effect fire with matching hearth, solid oak flooring, coved ceiling and walk in double-glazed window.

**Fully equipped breakfast kitchen** which has a matching suite of units comprising of enamel single drainer sink unit, range of cupboards with matching worktops and tiled splash backs incorporating **range cooker recess, integrated fridge and dishwasher**, range of coved wall and display cabinets, a **feature central island unit with slate worktop and breakfast bar** with storage and draws, polished slate tiled flooring and double-glazed door leading into the rear garden.

Directly off the kitchen is a **good-sized shower room** with underfloor heating and a separate shower cubicle, fitted vanity unit with marble sink, porcelain tiled flooring, close coupled WC, tiled walls and heated chrome towel rail.

**Sitting room** which has solid oak flooring, coved ceiling and an open entrance into...

**Separate dining area** which has coved ceiling and solid oak flooring.

**A door leads from the breakfast kitchen to a good-sized single garage with utility area** having plumbing for automatic washing machine and double doors.

Stairs lead from the entrance hall to...

### First floor

**Split landing** leading to...

**the master suite** which enjoys a dressing room area with a bank of fitted wardrobes (which **we understand houses plumbing for an ensuite if so required**) additional built-in wardrobes and a twin aspect to both front and rear elevations.

**Bedroom two** which has a range of built in wardrobes with walk in double-glazed bay window and coved ceiling.

**Bedroom three** enjoys fitted furniture with recessed bed, overhead lighting and double-glazed window.

**Bedroom four** which has fitted wardrobes and double-glazed window.

The **luxury appointed family bathroom** with underfloor heating enjoys a marble top bath with shower and fitted furniture, marble sink unit with a range of built in cupboards, marble tiled walls and floor, recess spotlights, airing cupboard housing the Worcester Bosch gas central heating boiler and double-glazed window.

### Outside

The property is approached via a **landscaped front garden** and a **good-sized cobbled driveway** leading to the **Integral garage**.

To the rear is the **main garden** which has been landscaped with a cobbled patio and sun terrace with shaped lawn and raised beds with a variety of shrubs and trees creating a pleasant setting.

There is also a side access to the front elevation.

EPC - C70

**Tenure** - we are advised the property is Freehold.

**Services** - we are advised all mains services are connected.

**Council Tax** - Band C (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale)

**Anti Money Laundering & Proceeds of Crime Acts:** To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person, we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.

12 Upper Green, Tettenhall, Wolverhampton WV6 8QH

Tel: (01902) 755585

Fax: (01902) 751545

Email: [wolverhampton@nicktart.com](mailto:wolverhampton@nicktart.com)

[www.nicktart.com](http://www.nicktart.com)



Also at  
Ironbridge, Telford, Bridgnorth, Much Wenlock & Newport

