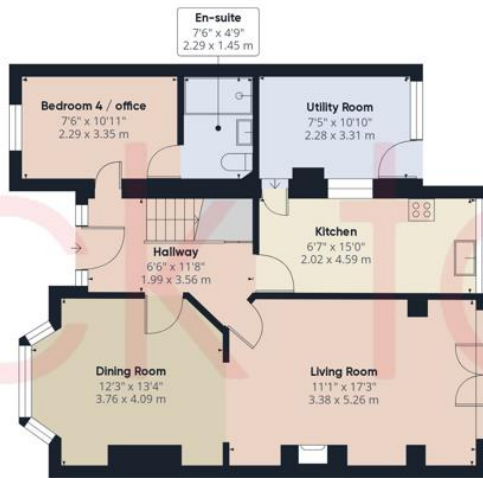


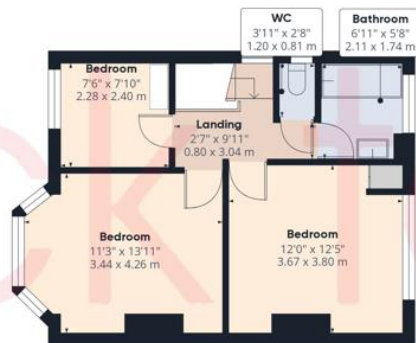


Uplands Avenue, Finchfield, WV3

nick tart



Ground Floor



Floor 1



Approximate total area^m
1164.67 ft²
108.2 m²

(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



Situated within an established residential area this sympathetically extended and deceptively spacious semi-detached property now provides a versatile layout of living accommodation synonymous with modern living and discerning buyers are highly recommended to make an appointment to fully appreciate the generous accommodation on offer.

Undoubtedly one of its most appealing features is the sought after location as it is well serviced by both Merryhill and Finchfield villages which both host a wide range of local independent shops and public transport services together with an excellent choice of primary, secondary and also private schooling.

- Extended
- Converted garage
- Catchment area of sought after schooling
- Utility
- Convenient to local shops
- Generous rear garden
- Downstairs shower with WC
- Popular road

The accommodation in further detail comprises...

Ground floor

Entrance hall which has a single-glazed timber framed front door with stained glass, staircase rising to the first floor, understairs storage cupboard, radiator, wood effect flooring and doors to...

Home office/bedroom four which has wood effect flooring, skylight, inset spot lighting, radiator, UPVC double-glazed window to the fore and an internal door leading to...

Shower room which has a shower cubicle, pedestal wash hand basin with mixer tap, WC, heated towel rail, tiled flooring and fully tiled walls.

Dining area which has wood effect flooring, radiator and UPVC double-glazed bay window to the fore with a squared arched opening leading to...

Living room which has a feature fireplace with gas fire, marble effect back and hearth, wood effect flooring, UPVC double-glazed patio doors leading towards the garden.

Utility which has plumbing for washing machine and work surface over, 1 ½ bowl sink unit with mixer tap and storage under, tiled effect flooring and UPVC double-glazed patio door and window leading outside.

Kitchen which has a matching range of wall and base level units with work surfaces over, 1 ½ bowl sink unit with mixer tap, gas cooker point, radiator, breakfast bar and tile effect flooring.

First floor

Landing which has hatch to roof space, UPVC double-glazed window with obscure glass to the side and doors to...

WC which has wood effect flooring fully tiled walls, WC. UPVC double-glazed window with obscure glass to the side.

Bathroom which has a suite comprising of a panel bath with shower attachment over, pedestal wash hand basin with mixer tap, radiator, wood effect flooring, fully tiled walls and UPVC double-glazed window with obscure glass to the rear.

Bedroom which has X2 fitted wardrobes, storage cupboard housing the gas combination Baxi boiler, radiator and UPVC double-glazed window to the rear.

Bedroom which has a UPVC double-glazed bay window to the fore, X2 fitted wardrobes and radiator.

Bedroom which has a radiator and UPVC double-glazed window to the fore.

Outside

The rear garden has a paved patio area, lawn, flower and shrub borders and gated access to the rear.

To the front of the property there is a driveway that allows off road parking.

EPC - D61

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.

Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.

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Also at
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