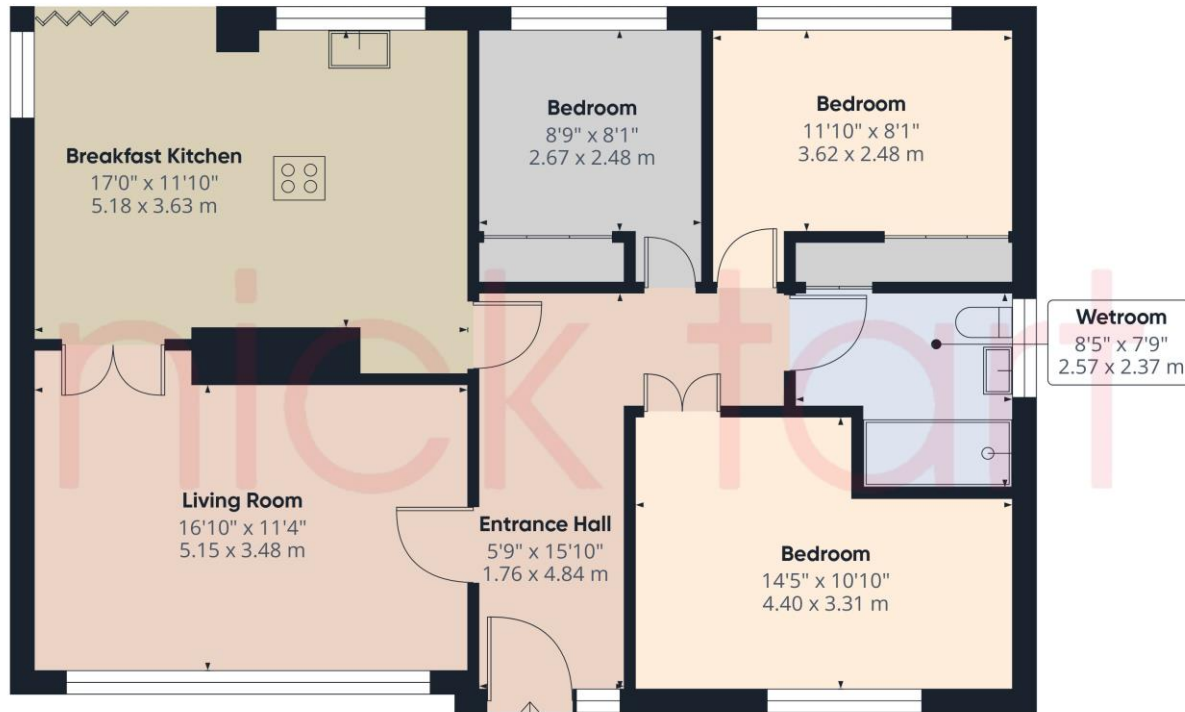




24a Fir Tree Road, Finchfield, WV3 8AN

nick tart





nick tart

Approximate total area<sup>(1)</sup>  
951 ft<sup>2</sup>  
88.3 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## 24A Fir Tree Road, Finchfield, WV3 8AN

- 'L' Shaped entrance hall
- Living room
- Breakfast kitchen
- Wet room
- 3 Bedrooms
- Pleasant rear garden
- Driveway to the fore
- Detached garage store

### **Ground floor**

**Entrance hall** which is of an 'L' shape and has a composite style front door, radiator, hatch to roof space, wood effect flooring and doors too...

**Living room** which has inset spot lighting, radiator, UPVC double glazed windows to the fore and double internal doors that lead too...

**Breakfast kitchen** which has a matching range of wall and base level units with work surface over, sink unit with mixer tap, integrated fridge freezer, plumbing for washing, a breakfast bar with separate electric hob, built in oven with microwave over and bi-folding doors that lead outside.

**Bedroom** which has a built-in wardrobe, radiator and UPVC double glazed windows to the rear.

**Bedroom** which has a radiator and UPVC double glazed windows to the fore.

**Bedroom** which has a built-in wardrobe with overhead storage, radiator and UPVC double glazed windows to the rear.

**Wet room** which has a shower area, WC, wash hand basin with vanity unit under, a heated towel rail, wood effect flooring, UPVC double glazed windows with obscure glass to the side and built-in storage cupboards.

### **Outside**

To the front of the property is a drive that allows for off road parking plus the addition of a detached garage store which offers power and light points.

The rear of the property is laid to lawn and has a paved patio area with gated access to the front.

**EPC – D64**

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

**Services –** we are advised all mains services are connected and the gas combination boiler is in the loft.

**Council Tax –** Band D (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.



