



Finchfield Road, Finchfield, Wolverhampton, WV3 9LU

nick tart



Ground Floor



Floor 1



Approximate total area⁽¹⁾

1374.85 ft²
127.73 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.

GIRAFFE360



3C Finchfield Road, Finchfield, WV3 9LU

- Entrance hall
- Lounge
- Dining area
- Kitchen
- Three bedrooms
- Shower room + ensuite
- Pleasant Park views
- EPC: C69

The accommodation in further detail comprises...

Entrance hall has wooden front door with single-glazed obscure glass windows, tiled flooring, radiator and door to...

Downstairs WC has single-glazed window with obscure glass to the front, heated towel rail, WC, wash hand basin with mixer tap and vanity unit under.

Hallway has internal single-glazed front door with obscure glass, radiator, staircase rising to the first floor, understairs storage cupboard and door to...

Lounge has feature fireplace, X2 radiators, UPVC double-glazed window to the fore and UPVC double-glazed sliding patio doors leading to the rear.

Kitchen has a matching range of wall and base level units with work surfaces over, 1 ½ bowl sink unit with mixer tap, integrated dishwasher, radiator, separate built in electric oven, gas hob with extractor fan over, wood effect flooring, UPVC double-glazed window to the rear and an internal door leads to the...

Garage has access to the garden, up and over door and the benefit of power and light points.

Landing has hatch to roof space, UPVC double-glazed window with obscure glass to the side, storage cupboard housing the gas boiler and hot water cylinder and doors to...

Shower room has shower cubicle, WC, heated towel rail, wash hand basin with mixer tap and UPVC double-glazed window with obscure glass to the side.

Bedroom has UPVC double-glazed window to the front and radiator.

Bedroom has fitted wardrobe, radiator and UPVC double-glazed window to the fore.

Bedroom has fitted wardrobe, radiator, UPVC double-glazed window to the rear and an internal door leads to the...

En-suite has a shower, pedestal wash hand basin, WC, radiator, part tiled walls and a single-glazed window with obscure glass to the rear.

To **the front of the property** is a block paved driveway that allows off road parking. **The rear garden** is landscaped with pleasant flower and shrub borders, lawn and patio area.

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected.

Council Tax – Band E (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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