



36 FINCHFIELD HILL, FINCHFIELD WOLVERHAMPTON, WV3 9EN

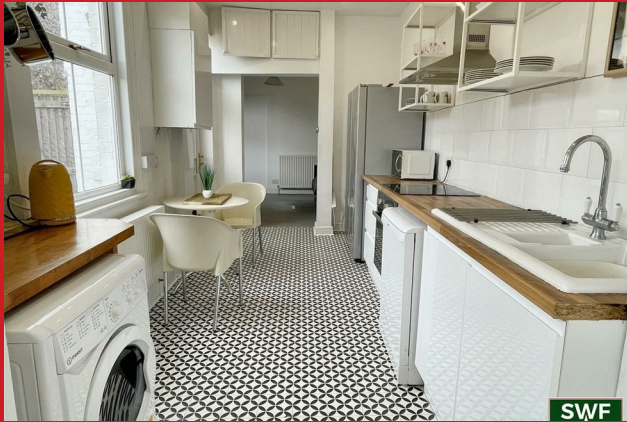
OFFERS IN THE REGION OF £275,000
FREEHOLD

Impressive detached home in a desirable location with local shops, public transport and a range of popular schools nearby. Available with NO ONWARD CHAIN, the spacious accommodation includes two living rooms, modern breakfast kitchen, ground floor w.c. three bedrooms and bathroom. There is a driveway providing off road parking and a good sized garden to the rear.



36 FINCHFIELD HILL

- 360 TOUR • NO ONWARD CHAIN • POPULAR
- LOCATION • RANGE OF SCHOOLS
- NEARBY • THREE BEDROOMS • TWO LIVING ROOMS • MODERNISED BREAKFAST KITCHEN • GROUND FLOOR W.C. • DRIVEWAY



APPROACH

The property is approached via a driveway providing off road parking for several vehicles. A side gate provides access to the rear garden.

ENTRANCE HALL

Radiator, staircase to the first floor landing, under stairs cupboard.

LIVING ROOM

Double glazed bay window to the front, radiator, attractive feature fireplace.

SITTING ROOM

Double glazed windows to the side and rear, attractive feature fireplace, opening to breakfast kitchen.

BREAKFAST KITCHEN

Double glazed window to the side, radiator, ceiling down lights and a range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a sink and drainer unit. There is a built-in oven and hob, plumbing for a washing machine and space for various household appliances. Doors to the guest w.c. and garden.

GROUND FLOOR W.C.

Double glazed window to the rear, radiator, close coupled w.c. and pedestal wash hand basin.

FIRST FLOOR LANDING

Double glazed window to the side.

BEDROOM ONE

Double glazed window to the front, radiator.

BEDROOM TWO

Double glazed window to the rear, radiator.

BEDROOM THREE

Double glazed window to the rear, radiator.

BATHROOM

Double glazed, obscure window to the side, part tiled walls and suite comprising panelled bath, close coupled w.c. and wash hand basin with a mixer tap and vanity cupboard.

REAR GARDEN

To the rear of the property is an enclosed garden with patio and lawn areas. A side gate provides access to the driveway.

TENURE

This property is FREEHOLD.

SERVICES

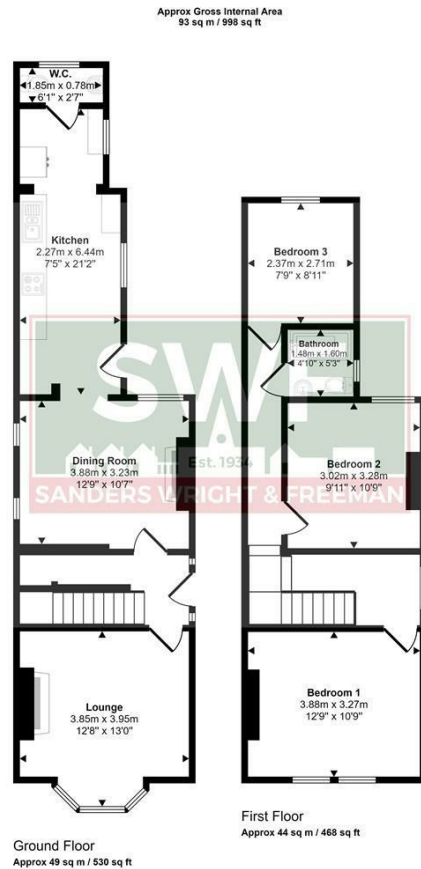
The agent understands that mains gas, electricity, water and drainage are available.

COUNCIL TAX

Wolverhampton City Council - Tax Band D

36 FINCHFIELD HILL





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snap3y 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements