



## 29 YORK AVENUE, FINCHFIELD WOLVERHAMPTON, WV3 9BX

OFFERS IN THE REGION OF £500,000  
**FREEHOLD**

Four bedroom detached family home in a highly regarded location, convenient for access into the city centre and a variety of schools. Available with NO ONWARD CHAIN the property provides spacious, well proportioned accommodation throughout including a reception hall, living room, sitting room, dining kitchen, guest cloakroom, four bedrooms and bathroom with separate w.c. A driveway and garage provide off road parking, and to the rear is a generous mature lawned garden.





# 29 YORK AVENUE

- NO CHAIN • GENEROUS REAR GARDEN • FOUR BEDROOMS • DINING KITCHEN • SITTING ROOM • LIVING ROOM • GROUND FLOOR W.C. • SOUGHT AFTER LOCATION



SWF



SWF

## APPROACH

The property is approached via a driveway providing off road parking with a gated side passage allowing access to the rear garden.

## ENTRANCE PORCH

Tiled floor, doorway to the reception hall.

## RECEPTION HALL

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

## GUEST CLOAKROOM

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

## LIVING ROOM

Double-glazed bay window to the front, radiator.

## SITTING ROOM

Double-glazed bay window to the rear with double doors to the garden, radiator.

## DINING KITCHEN

## DINING AREA

Double-glazed window to the side, radiator.

## KITCHEN AREA

Double-glazed windows to the side and rear, tiled floor, range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a stainless steel sink and drainer unit. Doorway to side passage.

## FIRST FLOOR LANDING

Radiator, airing cupboard, loft access hatch.

## BEDROOM ONE

Double-glazed bay window to the front, radiator, doorway to the en-suite shower room.

## EN-SUITE SHOWER ROOM

Close-coupled w.c, pedestal wash hand basin, shower enclosure.

## BEDROOM TWO

Double-glazed bay window to the rear, radiator.

## BEDROOM THREE

Double-glazed window to the side, radiator.

## BEDROOM FOUR

Double-glazed window to the front, radiator.

## BATHROOM

Double-glazed obscure window to the rear, radiator. panelled bath, pedestal wash hand basin.

## SEPARATE W.C.

Double-glazed window to the side, close-coupled w.c.

## GARAGE

Double doors to the front.

## REAR GARDEN

To the rear of the property is a generous mature garden with paved patio and lawns beyond.

## SERVICES

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

## COUNCIL TAX

Wolverhampton City Council - Tax Band F

**TENURE Freehold**

The property is freehold.

**BROADBAND**

Ofcom checker shows Standard / Superfast / Ultrafast  
are available

Ofcom provides an overview of what is available.

Potential purchasers should contact their preferred  
supplier to confirm availibilty and speed

**29 YORK AVENUE**







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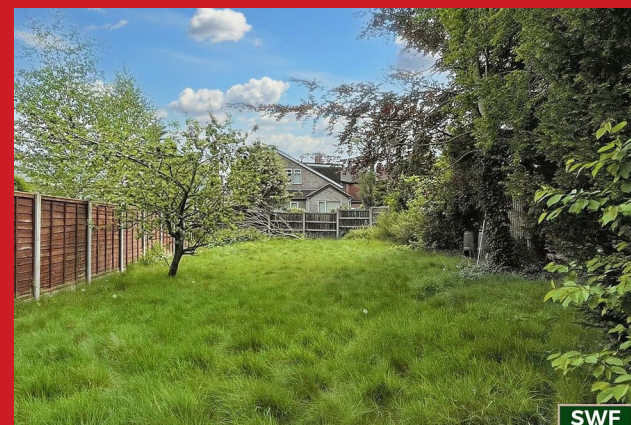
### ADDITIONAL INFORMATION

**Local Authority** – Wolverhampton

**Council Tax** – Band F

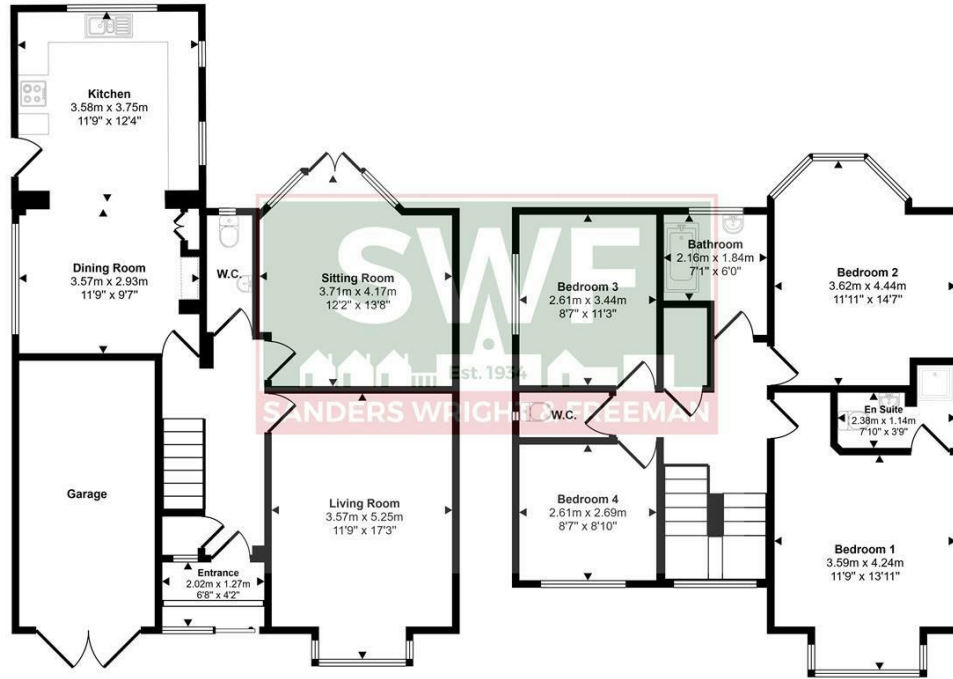
**Viewings** – By Appointment Only

**Tenure** – Freehold





Approx Gross Internal Area  
158 sq m / 1697 sq ft

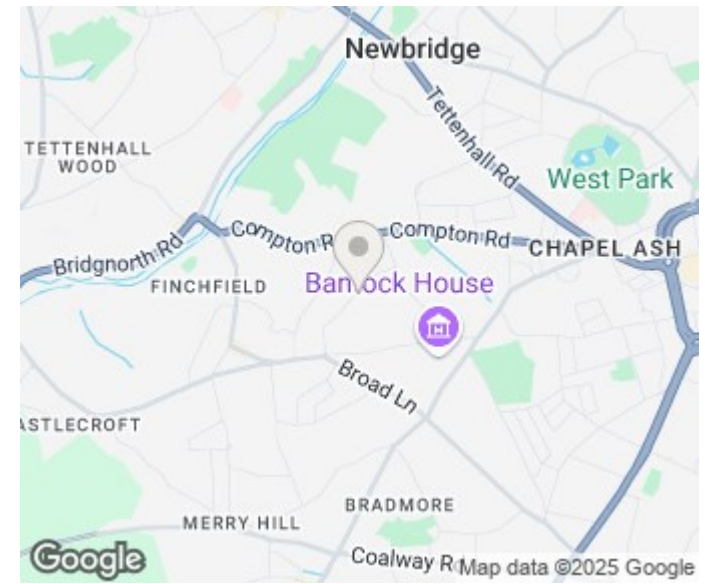


Ground Floor  
Approx 88 sq m / 944 sq ft

First Floor  
Approx 70 sq m / 753 sq ft

Denotes head height below 1.5m

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 Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	55	
(39-54) E		
(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