



Edale, 66 York Avenue, Finchfield, Wolverhampton, WV3 9BU

BERRIMAN
EATON

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LOCATION

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DESCRIPTION

66 York Avenue provides well proportioned accommodation over both ground and first floors. The property could benefit from a scheme of modernisation allowing purchasers the opportunity to make it "their own". There are two reception rooms, a conservatory, dining kitchen and laundry to the ground floor and three bedrooms and a bathroom to the first floor. There is parking to the front, a garage and a long, large garden to the rear. A new Ideal gas central heating boiler has been fitted recently.

ACCOMMODATION

Patio doors open into the PORCH with a coloured and leaded door opening into the HALL with parquet flooring and a GUEST CLOAKROOM with WC, wall hung wash basin and a double glazed window. The LOUNGE has a double glazed window to the front, a gas fire set in a formal surround and double glazed French doors to the CONSERVATORY with double glazed windows and doors to three elevations and tiled floor with electric under floor heating. The DINING ROOM has parquet flooring, a double glazed bay window to the front and a gas fire set in a formal surround. There is a DINING KITCHEN with a range of wall and base unit with under cupboard lighting, roll top working surfaces with tiled splash back, a stainless steel sink and drainer with a double glazed window over, plumbing for a dishwasher, a four ring gas hob with filtration unit above and electric oven beneath, laminate flooring throughout, integrated ceiling lighting, ample space for dining and a door to the LAUNDRY with a sink, tiled floor, a door to the garden and an internal door to the garage.

Stairs from the hall rise to the first floor landing with a double glazed window to the rear and access to the loft. BEDROOM ONE is a double room with double glazed windows to the front and rear and built in wardrobes, BEDROOM TWO is also a double room in size with a double glazed window to the front and BEDROOM THREE is a good size with a double glazed window to the rear. The BATHROOM has a panelled bath with shower attachment, tiled shower, pedestal wash basin and a double glazed window and there is a separate CLOAKROOM with WC.

OUTSIDE

66 York Avenue sits behind a DRIVEWAY laid in pebbles leading to the GARAGE with an up and over door, concrete floor, electric light and power and an internal door to the laundry.

The LARGE REAR GARDEN has a paved patio to the rear, external lighting and lawns and shrubbed borders set over two tiers.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND E – Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile – Ofcom checker shows the four main providers cover the area

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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Offers Around
£425,000

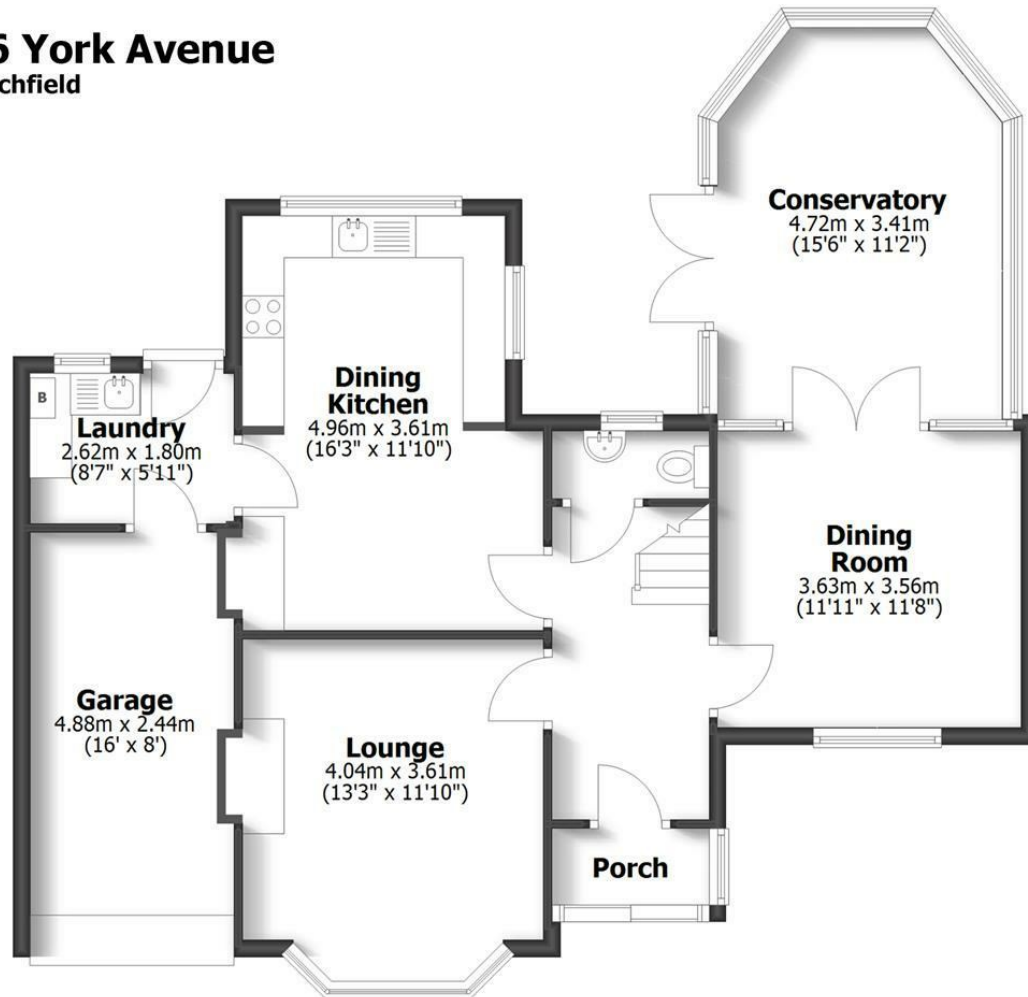
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IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

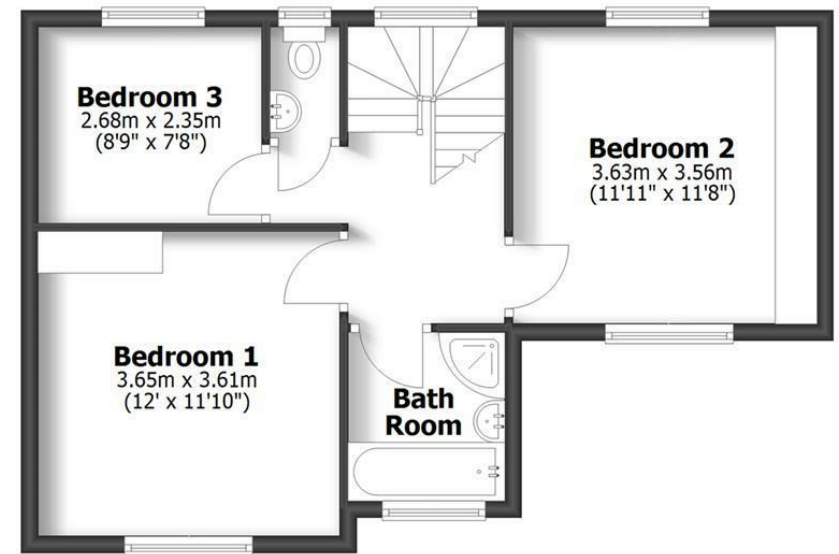


66 York Avenue
Finchfield

HOUSE: 121.7sq.m. 1310sq.ft.
GARAGE: 11.9sq.m. 128sq.ft.
TOTAL: 133.6sq.m. 1438sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor

