



14 Finchdene Grove, Finchfield, Wolverhampton, WV3 8BG

BERRIMAN  
EATON

# 14 Finchdene Grove, Finchfield, Wolverhampton, WV3 8BG

A four bedroom detached property in a popular residential location with ample off street parking, car port and garage along with a private rear garden.

Finchdene Grove lies just off Linden Lea in an established and highly regarded location which is within easy reach of the wide ranging local amenities available within Finchfield itself. The open spaces of Bantock Park are nearby and the city centre is within convenient travelling distance.

## DESCRIPTION

14 Finchdene Grove offers well proportioned accommodation over two storeys. The ground floor has a fine flow of rooms with a through lounge, dining room and kitchen. There are four bedrooms to the first floor, three with built in wardrobes and a bathroom. There is ample parking to the front of the property as well as a garage and a car port.

## ACCOMMODATION

A glazed door opens into the HALL with coved ceiling and a cloaks cupboard with hanging rail and shelf. The GUEST CLOAKROOM has a WC, pedestal wash basin and double glazed window. The LOUNGE is a through room with a double glazed window to the front and rear with coved ceiling throughout, a gas fire with stone surround and a double glazed door to the rear garden, wiring for wall lights and a large store cupboard with shelving and lighting. A glazed sliding door opens into the DINING ROOM with coved ceiling, a double glazed window and a door to the BREAKFAST KITCHEN with a range of wall and base units with roll top working surfaces and breakfast bar, tiled splash back, a stainless steel sink and drainer with a double glazed window over, space for an electric cooker, space for a fridge freezer, a door to the side passage and a boiler cupboard housing the floor mounted Potterton boiler.

A return staircase with two double glazed windows to the half landing rises to the first floor with access to the loft. BEDROOM ONE is a good size double room with a double glazed window and built in Sharps wardrobes. BEDROOM TWO is also double in size with built in Sharps wardrobes, double glazed window, wooden flooring and coved ceiling. BEDROOM THREE is also double in size with a built in Sharps wardrobe, a double glazed window and wooden flooring and BEDROOM FOUR is a good size with a double glazed window to the side. The BATHROOM has a wood panelled bath with shower over with tiled surround, pedestal wash basin, WC, wooden flooring, double glazed window and an airing cupboard with slatted shelving.

## OUTSIDE

14 Finchdene Grove sits behind a DRIVEWAY laid in tarmac affording off road parking for several vehicles with a shaped lawn to the side with planted borders. There is a CAR PORT, a large STORE with plumbing for a washing machine, electric light and power and the GARAGE has an up and over door, concrete floor, electric light and power and a courtesy door to the rear.

There is gated side access to a large patio to the side of the house with cold water supply and the REAR GARDEN has an entertainment patio with steps up to a shaped lawn with planted beds and borders and screening hedges.

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 are likely to cover the area outside with some limited coverage inside

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

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EPC: E

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**14 Finchdene Grove**  
Finchfield

HOUSE: 113.6sq.m. 1222sq.ft.  
GARAGE: 18.6sq.m. 201sq.ft.  
**TOTAL: 132,2sq.m. 1423sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



