



6 The Spinney, Finchfield, Wolverhampton, WV3 9ER

BERRIMAN
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A superbly presented three bedroom detached property occupying an unusually large corner plot with ample parking to the front

LOCATION

The Spinney stands in the heart of Finchfield within easy reach of the wide ranging local facilities available within the Finchfield Shopping Parade itself. There are regular bus services and the City Centre is within easy travelling distance.

The Spinney has always been considered to be a sought after address within Finchfield which is, in itself, one of the most preferred areas within the Wolverhampton conurbation.

DESCRIPTION

A superbly presented, three bedroom detached family home occupying a corner plot at the junction of The Spinney and Birchglade. The property has recently been reconfigured to the ground floor and now offers a large, contemporary open plan kitchen diner with doors onto the garden. There is a coordinating laundry, a ground floor shower room and a lounge with windows to the front. The upstairs offers three bedrooms and a further shower room.

Being a corner plot, 6 The Spinney offers ample off street parking to the front and there is also a low maintenance rear garden. The property benefits from double glazing and gas central heating.

ACCOMMODATION

A double glazed PORCH with tiled floor and wall light has a double glazed door opening into the HALL with a large, useful cloaks and storage cupboard and integrated ceiling lighting. The LOUNGE has coved ceiling, wiring for wall lights, a double glazed bay window to the front and a gas coal effect fire set in a formal surround with marble hearth and double doors open into the DINING KITCHEN which was fitted approximately two years ago by Avanti Kitchens. There are a range of white, gloss fronted wall and base units with tiled splash back, quartz working surfaces with an undermounted Clearwater sink and drainer with a double glazed window over, two electric ovens, a five ring gas hob, a large larder cupboard, ample space for dining with luxury vinyl tiling throughout and coved ceiling, double glazed French doors to the rear garden and a door to the laundry with coordinating units and work surface to those in the kitchen with plumbing for a washing machine, space for a fridge freezer, heated ladder towel rail, coved ceiling, integrated ceiling lighting and a double glazed door and window to the garden and a GROUND FLOOR SHOWER ROOM with a double shower cubicle, vanity unit with wash basin with cupboard beneath, heated ladder towel rail, WC, LVT with under floor heating, integrated ceiling lighting, a double glazed window and bathroom wall panels.

Stairs from the hall rise to the first floor landing with a double glazed window to the side and coved ceiling. BEDROOM ONE is a good size double with double glazed French doors opening onto a Juliet balcony, coved ceiling and wood laminate flooring. BEDROOM TWO is also double in size with a bank of fitted wardrobes, double glazed window and gloss flooring. BEDROOM THREE is an excellent size with a built in wardrobe, integrated ceiling lighting and a double glazed window and the HOUSE BATHROOM has a panelled bath with waterfall head shower and separate hose over, wash basin with vanity cupboards beneath, WC, heated Victorian style towel rail, access to the loft, integrated ceiling lighting, wood laminate flooring and tiled walls.

OUTSIDE

6 The Spinney occupies a large corner plot with shaped lawns to the front and side with a DRIVEWAY laid in tarmacadam providing ample off street parking leading to the former garage which is now used as a STOREROOM with double doors and electric light and power.

There is gated side access to the REAR GARDEN with a large, paved entertainment patio with shaped lawn and mature shrubs to the borders. There is external lighting and an external cold water supply.

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND D – 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 two of the four main providers have likely coverage indoors with all four having likely coverage outdoors.

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

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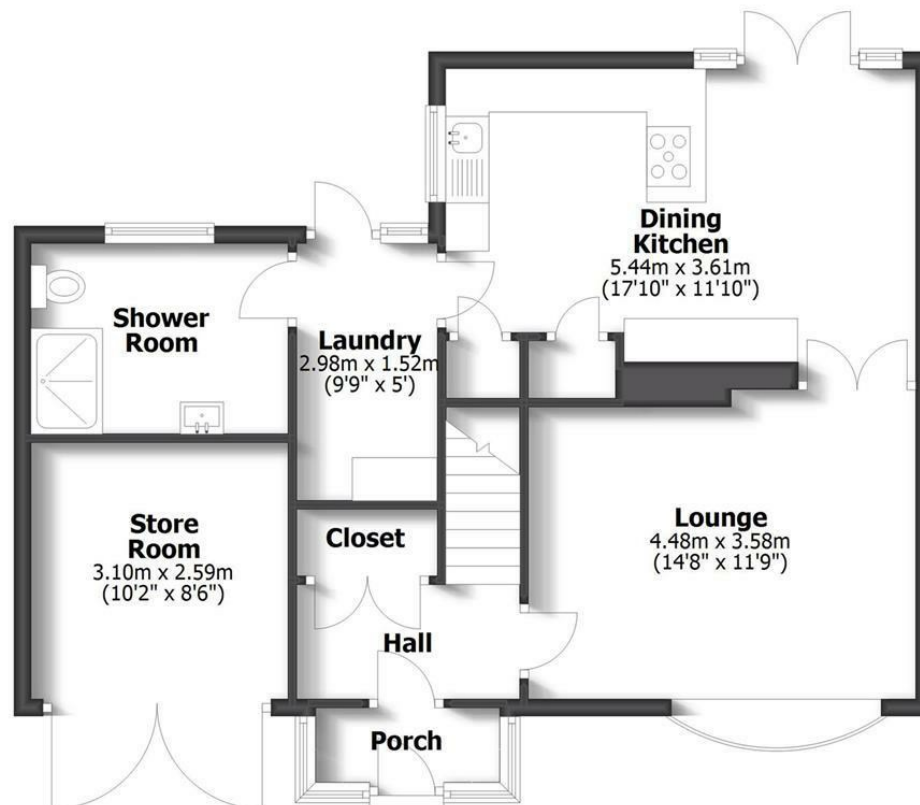
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



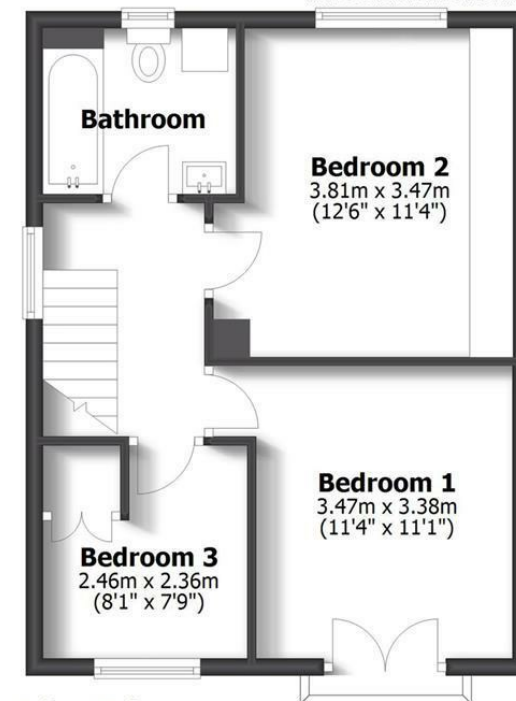
6 THE SPINNEY FINCHFIELD

HOUSE: 97.2sq.m. 1046sq.ft.
STORE ROOM: 8sq.m. 86sq.ft.
TOTAL: 105.2sq.m. 1132sq.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

