



2 Yeadon Gardens, Finchfield, Wolverhampton, WV3 8BL

BERRIMAN
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A superbly presented three bedroom detached property with a low maintenance garden and Drive situated in a sought-after residential location

LOCATION

Yeadon Gardens stands within easy reach of the wide ranging local facilities available within Finchfield itself. There is convenient travelling to the city centre and the area is particularly well served by schooling for which the area is renowned.

DESCRIPTION

2 Yeadon Gardens offers well proportioned, accommodation over both ground and first floors, with a contemporary kitchen and shower rooms. The property benefits from double glazing, gas central heating, a drive and low maintenance garden.

ACCOMMODATION

A double glazed door with side panel opens into the HALL with integrated ceiling lights, laminate flooring and glazed double doors to the LOUNGE DINER having a double glazed window to front and French doors to the rear, coved ceiling, integrated ceiling lights and a door into the well appointed BREAKFAST KITCHEN comprising a comprehensive range of wall and base gloss units with fitted wood effect work top, stainless steel sink unit, integrated appliances including, fridge freezer, oven, microwave, space for dishwasher, gas hob with extractor above double glazed front window, door to the hall and a further door into the UTILITY with fitted worktop, space for a washing machine, wall mounted gas central heating boiler, double glazed roof light, double glazed door to the rear and a door to the downstairs SHOWER ROOM comprising tiled shower cubicle, WC, vanity unit with cupboard below and wash hand basin and a double glazed rear window.

Stairs rise to the FIRST FLOOR LANDING having loft access and double glazed window. There are three double BEDROOM all with double glazed windows. The FAMILY BATHROOM is well appointed with a shower cubicle, wash hand basin, WC and a double glazed rear window.

The property has a DRIVEWAY affording off street parking for several vehicles and gated side access to the REAR GARDEN which is laid to lawn with shrubs and a garden shed.

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 there is limited coverage indoors with all four main providers having likely coverage outdoors.

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

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

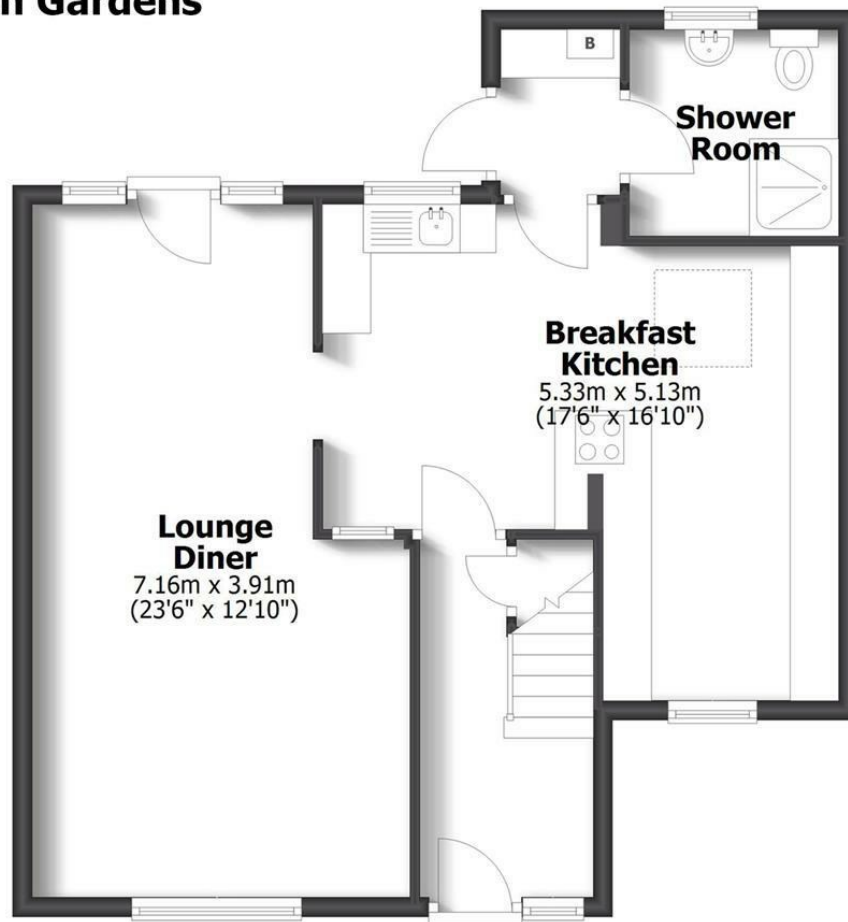
Offers Around
£435,000

EPC: C

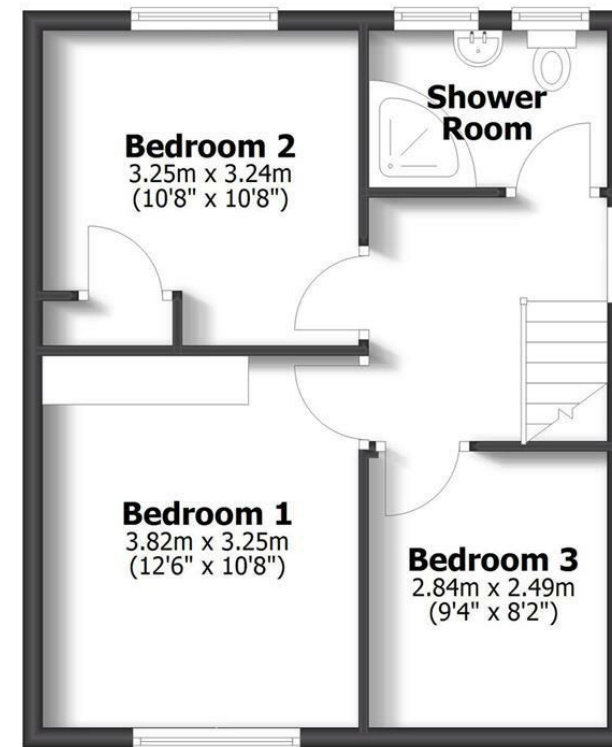
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



2 Yeadon Gardens Finchfield



Ground Floor



First Floor

TOTAL: 102.6sq.m. 1105sq.ft.

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

