



5 Old Farm Meadow, Finchfield, Wolverhampton, WV3 8HA



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A two bedroom detached bungalow offering ample accommodation throughout, located in a sought after area in Finchfield.

### LOCATION

5 Old Farm Meadow is situated down a quite cul-de-sac, located within easy reach of all local amenities as well as the more extensive amenities afforded by Tettenhall Village Centre and Wolverhampton City Centre itself are within convenient travelling distance. The area is also well served by schooling in both sectors.

### DESCRIPTION

5 Old Farm Meadow is a detached two bedroom bungalow, benefitting from well-presented accommodation having full gas central heating and double glazing throughout. The property offers a generous size lounge, kitchen two double bedrooms and a bathroom, rear garden and garage. The property benefits from a driveway giving off-road parking.

### ACCOMMODATION

A composite front door opens into the HALL with a leaded feature window to the lounge, coving, loft access and a storage cupboard housing wall mounted Worcester Bosch boiler. The LOUNGE is a good size with a brick built fireplace with gas fire, coved ceiling, walk in bay window to the front and a window to the side. The KITCHEN comprises wall and base cupboard with fitted work top and tiled splash back, integrated oven, and hob with extractor above, stainless steel sink and drainer, space for a fridge freezer, front window and a composite side door.

BEDROOM ONE Is a double room with coving, a range of fitted wardrobes and rear window. BEDROOM TWO is a double room with window and door to the rear elevation. The SHOWER ROOM is well appointed with tiled shower cubicle, vanity unit with wash basin and cupboard beneath, WC and side window.

### OUTSIDE

The property has a delightful frontage with a range of shrubbery, well stocked beds and borders, a tarmacadam DRIVEWAY providing off street parking and a GARAGE offering ample storage space, with up and over door, electric light and power. Gated side access leads into the REAR GARDEN which enjoys a good degree of privacy and is easily maintained having a paved patio and shaped lawn.

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 there is limited and likely 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.

The long term flood defences website shows very low

#### 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](http://www.berrimaneaton.co.uk)

Asking Price  
£340,000

EPC:

**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.



## 5 OLD FARM MEADOW FINCHFIELD



**Ground Floor**

BUNGALOW: 64.6sq.m. 695sq.ft.  
GARAGE: 22.2sq.m. 239sq.ft.  
**TOTAL: 86.8sq.m. 934sq.ft.**

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



