



3 Oak Leys, Finchfield, Wolverhampton, WV3 9AB

BERRIMAN
EATON

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A two-bedroom semi-detached property situated in a convenient location, having been well maintained over the years and would now benefit from a gentle scheme of modernisation.

LOCATION

Oak Leys is within easy reach of the amenities afforded by Finchfield itself. The open spaces of Bantock Park are nearby and the area is well served by schooling in both sectors making this an ideal family environment. There are regular bus services and Wolverhampton City Centre is within easy reach.

DESCRIPTION

A well-proportioned semi-detached home featuring a reception room and kitchen to the ground floor. The first floor offers two generously sized bedrooms and a family bathroom. Externally, the property benefits from off-street parking to the front, a garage, and a delightful rear garden.

ACCOMMODATION

A double glazed door opens in to the PORCH with windows and a further door into the HALL with a door to the KITCHEN having wall and base mounted units with fitted work top and tiled splash back, space for an oven and washing machine, ceramic sink and drainer, pantry, integrated under counter fridge and double glazed window to the front elevation. The LOUNGE/DINER is a good size having a gas fire place a double glazed bay window to the rear and a glazed door to the VERANDA with a door to the garage and to the rear.

Stairs rise to the FIRST FLOOR LANDING with a double glazed window. BEDROOMS ONE AND TWO are double rooms in size both having built in wardrobes. The BATHROOM comprises a panelled bath with shower over, wash hand basin, WC, tiled walls and double glazed window.

OUTSIDE

The property has a pleasant frontage, with a gravelled DRIVEWAY providing off-street parking and leads to a CARPORT and GARAGE with ample storage space. There is a lovely REAR GARDEN with a paved patio area, shaped lawn, and a paved pathway bordered by well-stocked flower beds.

We are informed by the Vendors that all mains services are connected COUNCIL TAX BAND B – 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 data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>

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 risk.

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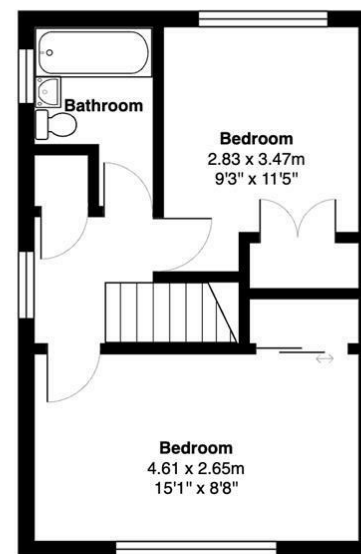
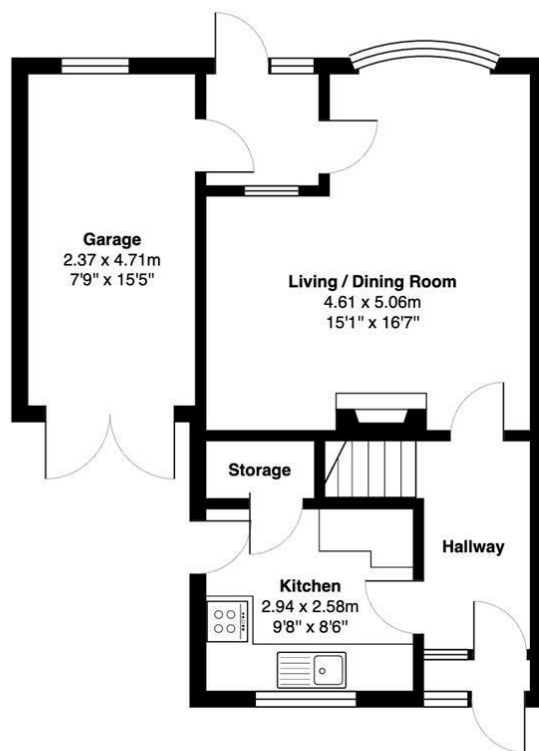
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Offers Around
£225,000

EPC: F

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.



Total Area: 86.3 m² ... 928 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)

