



50 Oak Hill, Finchfield.

A Deceptive & Modern Four Bedroom Detached Family House, In A Favoured Residential Area & Within Walking Distance Of The Facilities In Finchfield

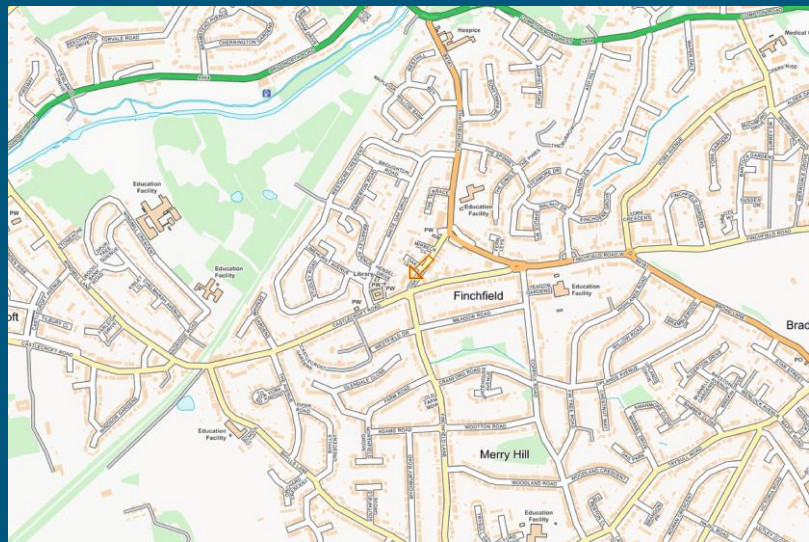
50 Oak Hill, Finchfield, Wolverhampton, WV3 9AA
Asking Price: £360,000

Tenure: Freehold
Council Tax: Band E – Wolverhampton
EPC Rating: D (64)
Total Floor Area: 1331sq. ft (123.7sq.m.) Approx.
Services: We are informed by the Vendors that all main services are installed

Occupying a choice position on a private drive and located in a popular residential area, within easy walking distance of Finchfield Shopping Parade & Bantock Park, this modern detached house has been well maintained in recent years to create a good standard of living accommodation, offering excellent living accommodation and a perfect example of a family home.

Deceptive externally, viewing of the interior is essential to appreciate the well planned living accommodation which provides a versatile layout whilst utilising the maximum space. The interior which has the benefit of gas central heating & hardwood double glazing includes entrance hall with stairs to first floor & fitted cloakroom, 18ft living room with double doors to the sitting/ dining room and a double glazed conservatory at rear. The ground floor also includes a dining kitchen which is fitted with a wide range of laminate units including built in appliances, storage cupboard and adjacent, the side lobby leads to the garage and rear garden. On the first floor, the landing leads to four bedrooms with the master having a smart refitted shower room and the family bathroom features a white corner suite. At the front of the property is a driveway providing ample off road parking having a driveway, additional parking space and of course leads to the garage. The rear garden is enclosed and maintains the maximum privacy via the tall surrounding hedging.

Not only convenient for the amenities at Finchfield Shopping Parade, the area is served well by popular schools in both sectors, a number of bus routes and the city centre is only approx. 2 miles away. This delightful modern detached house further includes:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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Entrance Hall: Hardwood door with opaque glazed window, coved ceiling and stairs to first floor.

Fitted Cloakroom: Low level WC, sink unit, radiator, coved ceiling, recessed ceiling spot lights and opaque window to front.

Living Room: 17'6" (5.33m) x 12' (3.66m)

Marble fire place & hearth with gas coal fire, radiator, coved ceiling, hardwood double glazed bow window to front and internal glazed double doors lead to:

Sitting Room: 9'9" (2.97m) x 9'4" (2.84m)

Radiator, coved ceiling and internal double glazed sliding doors to:

Conservatory: 11' (3.35m) x 8'4" (2.54m)

Ceiling light with fan, fitted blinds, tiled flooring and double doors to rear garden.

Dining Kitchen: 14'1" (4.30m) x 10'1" (3.06m)

Fitted with an extensive suite of matching laminate units comprising 1.5 drainer sink unit with mixer tap, a range of base cupboards & drawers with matching worktops, coved suspended wall cupboards with concealed wall mounted gas fire central heating boiler, built in appliances include double oven, 4-ring gas hob with extractor hood over & dishwasher, radiator, built in storage cupboard/ pantry with power, beamed ceiling, tiled flooring, hardwood double glazed window to rear and matching internal door to side lobby.

Garage: 18'5" (5.61m) x 8' (2.43m)

'Up & Over' garage door, power, lighting, worktop and plumbing for washing machine.

First Floor Landing: Built in airing cupboard and loft hatch with pull down ladder to mainly boarded attic space.

Bedroom One: 12'7" (3.83m) x 11'2" (3.41m)

Radiator, recessed ceiling spot lights, laminate flooring and hardwood double glazed window to rear. **Ensuite:** Refitted with a smart suite comprising tiled shower enclosure, low level WC, vanity unit, radiator, stone effect tiled walls, mirrored wall cabinet, extractor fan, laminate effect vinyl flooring and hardwood double glazed window to side.

Bedroom Two: 9'5" (2.88m) x 8'6" (2.58m)

Radiator, laminate flooring and hardwood double glazed window to rear.

Bedroom Three: 9'5" (2.86m) x 8'3" (2.51m)

Radiator and hardwood double glazed window to front.

Bedroom Four: 11' (3.35m) x 8' (2.43m)

Radiator and hardwood double glazed window to front.

Bathroom: Fitted with a smart white suite comprising corner panelled bath, pedestal wash hand basin, low level WC, radiator, tiled walls, recessed ceiling spot lights, laminate flooring and hardwood double glazed window to side.

Rear Garden: Neatly landscaped to include a full width paved patio overlooking lawn, a variety of shrubs & trees, garden shed and surrounding fencing/ hedging.









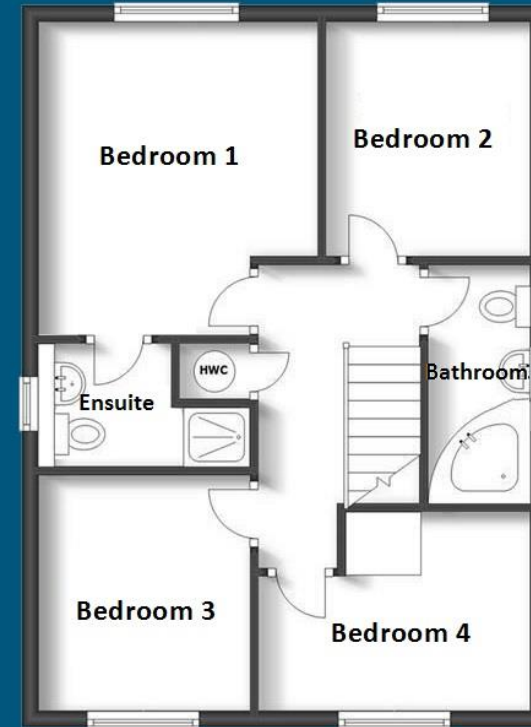
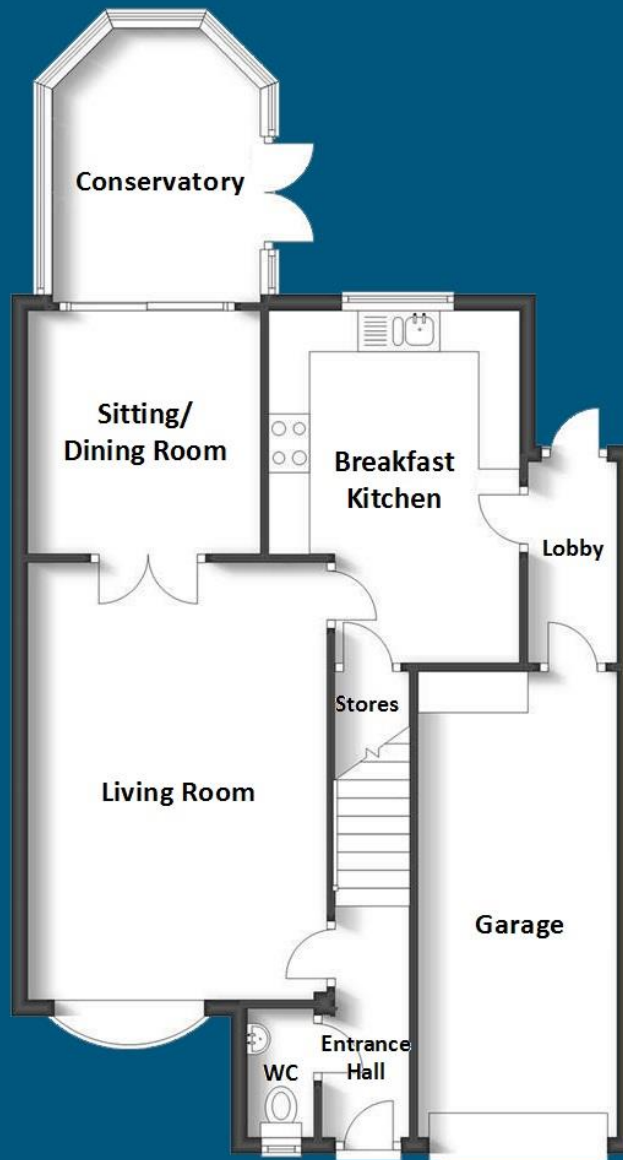








**Total Floor Area: 1331sq feet
(123.7sq metres) Approx.**



First Floor

Ground Floor

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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