

46 York Avenue, Finchfield, Wolverhampton, WV3 9BU

BERRIMAN
EATON



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A well-presented and extended detached family home offering generously proportioned accommodation throughout, occupying a substantial plot with ample off-road parking and a mature rear garden.

LOCATION

York Avenue is one of the most highly regarded locations in Finchfield which is, in itself, one of the most sought after suburbs within the Wolverhampton conurbation. Local facilities are easily available within the centres of both Finchfield and Compton and there is convenient travelling to the city centre. Furthermore, the area is particularly well served by schooling in both sectors.

DESCRIPTION

46 York Avenue has been thoughtfully extended and refurbished to provide spacious, well-presented accommodation with stylish interiors throughout. The ground floor features a lounge and an impressive open-plan living kitchen, fitted with a well-appointed range of units and quality finishes, there is also a separate laundry area and a guest cloakroom. To the first floor are three generously sized bedrooms and a contemporary family bathroom fitted with a well-appointed suite. Externally, the property occupies a generous plot of almost a quarter of an acre, offering ample off-street parking, a garage and a superb rear garden.

ACCOMMODATION

A double glazed entrance door opens into the PORCH, with double glazed windows and a further door leading into the RECEPTION HALL, featuring herringbone-style flooring, integrated ceiling lighting and a double glazed window to the front elevation. From here, a door opens into the LOUNGE with herringbone-style flooring, a double glazed bay window to the front, wiring for wall lights and an ornamental fireplace. The focal point of the home is the impressive open-plan LIVING KITCHEN, beautifully appointed with a comprehensive range of wall and base units complemented by granite work surfaces, a sink and drainer and a coordinating central island providing additional storage and a sink. There is an integrated dishwasher, a free standing range-style cooker with extractor canopy above and space for a fridge freezer. The living area has laminated flooring, integrated ceiling lighting, a stone fireplace with open fire, double glazed roof lights and bi-folding doors opening onto the rear garden. From the kitchen a door opens into the LAUNDRY AREA with space for a washing machine, a double glazed window and door providing access to the rear garden and a GUEST CLOAKROOM with a wash basin and WC.

Stairs with wooden balustrading rise to the FIRST FLOOR LANDING, which benefits from a double glazed window to the front elevation. BEDROOM ONE is a generously proportioned double room featuring a double glazed bay window to the front. BEDROOMS TWO and THREE are also double rooms, each enjoying views over the rear garden. The beautifully presented house BATHROOM is fitted with a contemporary suite comprising a freestanding bath with handheld shower attachment, a spacious walk-in shower with a rainfall shower and a vanity unit incorporating a wash hand basin with storage drawers beneath. The room is finished with integrated ceiling lighting, a heated towel rail and a double glazed window.

OUTSIDE

The property is set back from the road behind a low brick boundary wall, with a shaped front lawn, established shrub borders and a DRIVEWAY providing off-road parking. Double gates to the side give access to the GARAGE, which offers excellent storage space and is fitted with an up-and-over door and a double glazed rear window. To the rear, the property enjoys a generously sized GARDEN, with a paved patio, providing the perfect space for seating and, beyond lies a large, shaped lawn bordered by mature hedging and established shrubs. A further patio area is situated at the rear of the garden, surrounded by mature trees, together with a useful garden shed.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND F – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.
The property is FREEHOLD.
Broadband – Ofcom checker shows Standard and Ultrafast broadband 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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Wombourne Office
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www.berrimaneaton.co.uk

Offers Around
£460,000

EPC: E

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.





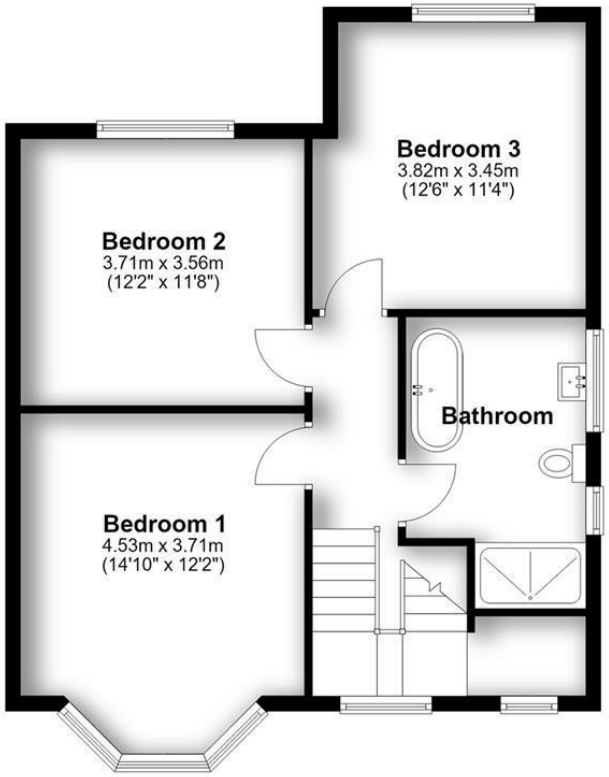

46 YORK AVENUE
FINCHFIELD

HOUSE: 138.9sq.m. 1496sq.ft.
GARAGE: 14sq.m. 151sq.ft.
TOTAL: 152.9sq.m. 1647sq.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







