75 Broad Lane, Finchfield, Wolverhampton, WV3 9BW

BERRIMAN
EATON

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A well presented three bedroom detached property which benefits from ample parking to the front, a garage to the rear and a delightful open aspect to the front over Bantock Park.

LOCATION

75 Broad Lane stands in a highly regarded and much respected residential area and is within easy reach of the wide ranging local facilities provided by Finchfield itself. Tettenhall, Compton and the City Centre are all within easy reach and the area is well served by schooling in both sectors.

The house stands in a lovely position with an open outlook to the front across Bantock Park which provides 48 acres of parkland style grounds.

DESCRIPTION

75 Broad Lane stands well back from the road providing ample off street parking to the front. The house has been well looked after by the current owners and has oak flooring to the majority of rooms. A new boiler was fitted in 2021 and the garage was rebuilt. There is well proportioned accommodation over both ground and first floors with two reception rooms, a conservatory, kitchen and cloakroom to the ground floor, the first floor has three bedrooms and a bathroom.

ACCOMMODATION

A glazed composite door with side windows opens into the HALL with oak flooring, a double glazed oriel window to the side and a GUEST CLOAKROOM with WC, corner wash basin, heated ladder towel rail, tiled floor and a double glazed window. The LOUNGE has oak flooring, double glazed bay window with filtration shutters to the front and a coal effect gas fire set in a formal surround. The DINING ROOM has oak flooring, a useful storage cupboard and double glazed French doors and windows open into the CONSERVATORY with double glazed windows and doors to the rear garden and brick effect tiled flooring. The KITCHEN has a range of wall and base units with roll top working surfaces, tiled splashback, a one and a half bowl sink with double glazed window to the front, double glazed window and door to the rear garden, integrated Neff appliances including a four ring gas hob with filtration unit above and electric oven beneath, space for a washing machine, integrated fridge freezer, tiled floor and integrated ceiling lighting.

Stairs with wooden balustrading rise to the first floor landing with a double glazed window to the side, oak parquet flooring and access to the loft. BEDROOM ONE is a good size double with two double built in wardrobes, parquet flooring, integrated ceiling lighting, a double glazed window to the front with views over Bantock Park. BEDROOM TWO is also double in size with oak parquet flooring, integrated ceiling lighting and a double glazed window to the rear garden. BEDROOM THREE has oak parquet flooring, a double glazed window to the front with views over Bantock Park and integrated ceiling lighting. There is a contemporary BATHROOM with panelled bath with waterfall head shower and separate hose, a vanity wash basin with drawers beneath, WC, tiled flooring, a vanity cupboard with mirrored doors and display shelving, tiled walls, a heated ladder towel rail and a double glazed window.

OUTSIDE

75 Broad Lane sits behind a low boundary wall with a DRIVEWAY laid in block paviours, with planted shrubs to the borders, providing off street parking for four to five vehicles. There is gated side access to the rear garden with an entertainment patio with a shaped lawn beyond with fruit trees and a double glazed door opens into the STORE with a door to the GARAGE with a Hormann sectional electric garage door, windows to the side and electric light and power. The garden benefits from a cold water supply, external lighting and external electrical points.

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 date 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

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£445,000

EPC: D

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: 124.7 m² ... 1342 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 JOEWPHOTOGRAPHY.CO.UK)