



24 The Dingle, Finchfield

A Most Attractive Three Bedroom Semi-Detached Bungalow Designed To Utilise The Maximum Space & Well Maintained To Provide A Most Pleasant Interior Whilst Occupying A Favoured Cul-De-Sac Location In Finchfield!

24 The Dingle, Finchfield, Wolverhampton, WV3 9ET

Asking Price: £350,000

Tenure: Freehold

Council Tax: Band D – Wolverhampton

EPC Rating: E (50) No: 8801-7905-1029-5377-5733

Total Floor Area: 775.7sq feet (72.1sq metres) Approx.

No Upward Chain

Services: We are informed by the Vendors that all main services are installed

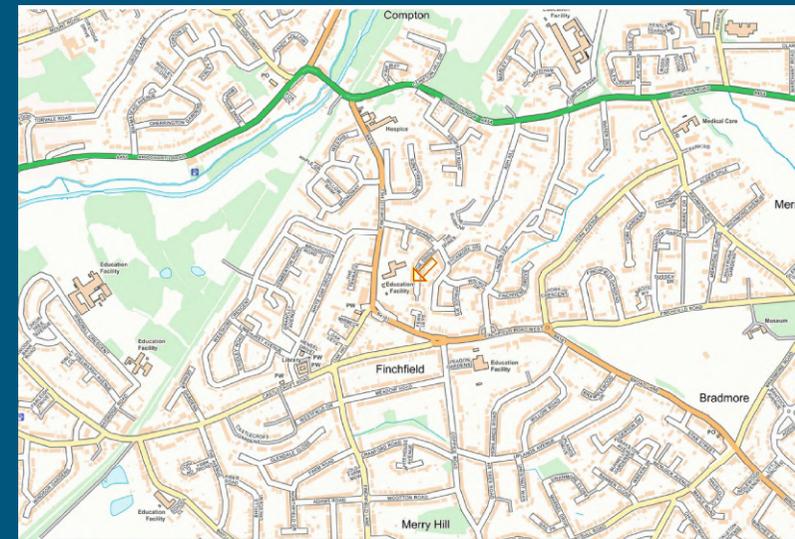
Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available

Mobile: Ofcom checker shows two of four main providers have good coverage indoor and all four have likely good outdoor.

Situated in a popular residential area of Finchfield and occupying a choice position in this select cul-de-sac located just off The Spinney, therefore convenient for the majority of amenities, this deceptive detached bungalow has been well maintained over the years to provide a most pleasant interior, yet ideal for purchasers requiring a property to restyle to own requirements.

The charming living accommodation offers a 'light & airy' interior and retains the charm & appeal of a traditional home with viewing highly recommended to appreciate this superb example of its type. Constructed to a well-planned design at approx. 775.5sq feet and utilising the maximum space, the accommodation includes reception hall, white bathroom and two front bedrooms with the master having full width built in wardrobes. The 27ft living room with dining area, offers a comfortable open space with views over the rear garden and having both the kitchen & third bedroom adjacent. At the side the bungalow is a driveway providing ample off road parking and leads to the carport with an EV charging point. The west facing enclosed rear garden further adds to the appeal of this delightful bungalow, offering the maximum privacy and neatly landscaped to provide a most pleasant outlook with a backdrop over the grounds to Westacre school.

Within walking distance of local schools, bus routes & Finchfield Shopping Parade with the amenities therein, The Dingle is also an easy distance to Wolverhampton City centre and Bantock Park. Offered with No Upward Chain and having the benefit of gas central heating & double glazing, the accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



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Entrance Hall: PVC double glazed opaque door with matching side windows, radiator & loft hatch.

Bathroom: 8ft (2.45m) x 5'7" (1.70m)

Fitted with a traditional white suite comprising panelled bath with wall mounted electric shower & folding side screen, low level WC, pedestal wash hand basin, radiator, wall mirror & cabinet, laminate effect vinyl flooring, extractor fan, double glazed opaque window to side and built in floor to ceiling airing cupboard housing the gas fired central heating boiler.

Bedroom Two: 10'5" (3.18m) x 9'4" (2.84m)

Radiator, coved ceiling and double glazed window to front.

Bedroom One: 12ft (3.65m) x 10'5" (3.18m)

Fitted with full width, floor to ceiling wardrobes, radiator, coved ceiling and double glazed window to front.

Living Room with Dining Area: 27ft (8.22m) x 12'2" (3.71m)

Full height brick fire place with open fire & tiled hearth, radiator, built in display cabinet, wall light points, coved ceiling and patio doors to rear garden.

Kitchen: 8ft (2.44m) x 8ft (2.44m)

Fitted with a traditional suite of light coloured units comprising a range of base cupboards, drawers & suspended wall cupboards, laminate worktops, stainless steel single drainer sink unit, recess & gas point for cooker, plumbing for washing machine, tiled effect vinyl flooring, internal opaque glazed window and PVC double glazed opaque door to side.

Bedroom Three/ Sitting Room/ Study: 8ft (2.44m) x 7'11" (2.42m)

Radiator, coved ceiling and double glazed window to rear.

Rear Garden: Enjoying a west facing aspect and adjacent to the playing fields of Westacre School, the enclosed garden has been neatly landscaped to include an L-Shaped paved patio, centre squared lawn, flowering borders with a variety of shrubs, trees & further raised terrace, garden shed, patio area at side and surrounding fencing & hedging with access to carpark.

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.

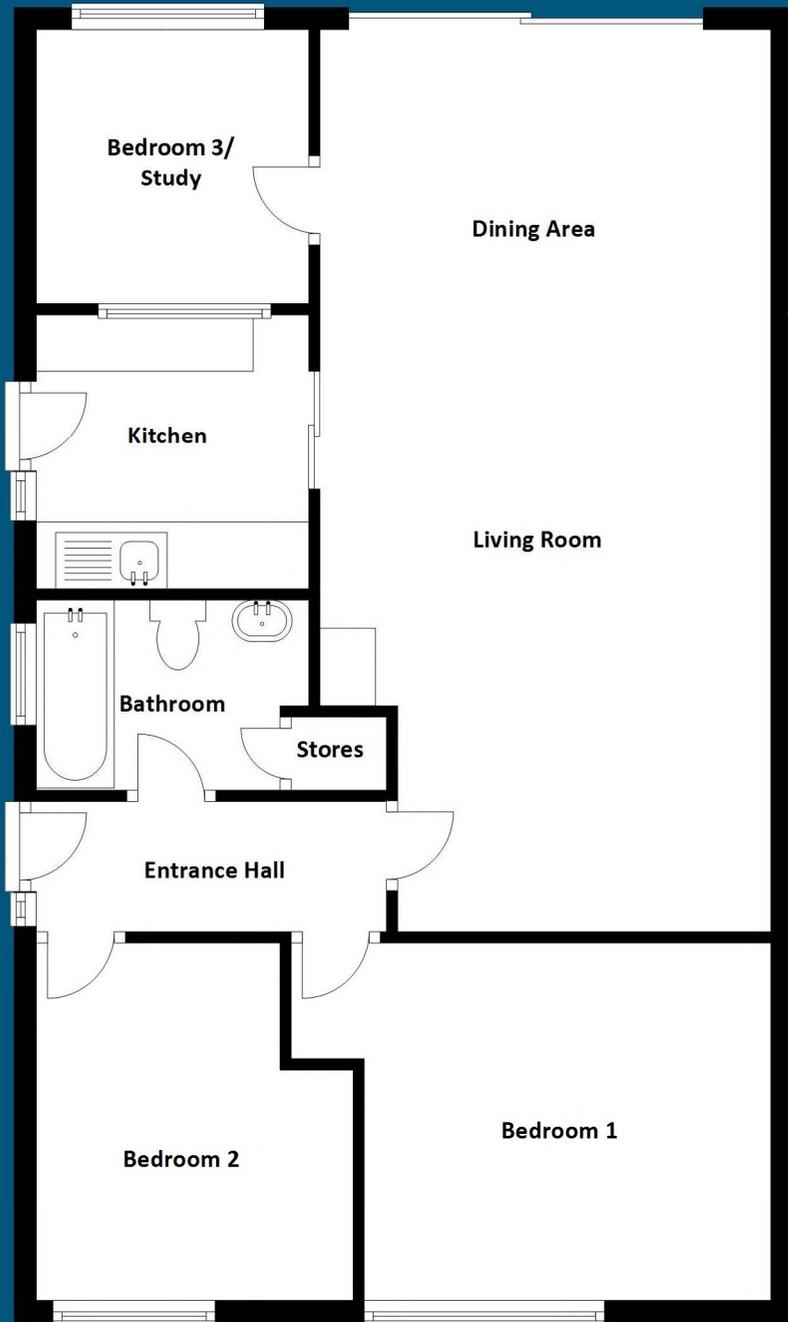












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**Total Floor Area: 775.7sq feet
(72.1sq metres) Approx.**

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate



PROPERTY MISDESCRIPTION ACT 1991

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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3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
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