



7 York Gardens, Finchfield, Wolverhampton, WV3 9BY

BERRIMAN
EATON

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A beautifully presented and extended three bedroom semi detached property
in a sought after residential location

LOCATION

York Gardens lies off York Road in a prestigious residential area which has long since been one of the finest addresses within the locality.

A wide range of local facilities are available within both Finchfield and Compton and the property is within easy reach of excellent schooling of high repute in both sectors including The Grammar school, St Peters, St Edmund and Highfields, there is also a bus stop to Newport schools nearby.

DESCRIPTION

7 York Gardens stands halfway up this exclusive cul-de-sac which is ideal for families. The property sits behind a driveway and has the added benefit of a garage. There is a superb through reception room and an extended breakfast kitchen along with a guest cloakroom to the ground floor and three bedrooms and a bathroom to the first floor together with a peaceful garden to the rear.

ACCOMMODATION

An arched and glazed door with surrounding windows opens into the PORCH with a door inset light with coloured and leaded windows to the sides opening into the HALL with engineered oak flooring, a useful understairs shelved pantry and a GUEST CLOAKROOM with WC and wash basin. There is a THROUGH LOUNGE / DINING ROOM with a double glazed bow window to the front, a double glazed door and windows to the rear garden, coved ceiling, wood laminate flooring and a gas, coal effect fire set in a formal surround. The BREAKFAST KITCHEN has been extended by the current owner and has a range of bespoke units with quartz working surfaces with tiled splash back and under counter lighting, backlit display cabinets, a contrasting centre island with breakfast bar side and concealed sockets, there are integrated appliances including two Neff ovens, a five ring gas Neff hob with Hotpoint filtration unit above, Zanussi dishwasher, two roof lights, a composite sink with a double glazed window above overlooking the garden, space for a washing machine, space for an American style fridge freezer, a pull out pantry cupboard and a double glazed door to the side of the house.

Stairs with wooden balustrading rise to the first floor landing with a coloured and leaded window to the side. BEDROOM ONE has a double glazed bow window to the front, wood laminate flooring and a range of fitted wardrobes. BEDROOM TWO is a double room in size with wood laminate flooring and a double glazed window to the rear and BEDROOM THREE is a good size with wood laminate flooring and a double glazed window to the rear. The BATHROOM has a P-shaped bath with shower over, WC, wash basin with cupboards beneath, a double glazed window, tiled floor and walls and a heated ladder towel rail.

OUTSIDE

7 York Gardens sits behind a DRIVEWAY laid in brick setts affording off road parking for several vehicles. The GARAGE has an electric up and over door, plumbing for a washing machine, electric light and power and a double glazed courtesy door to the side of the property with a gravelled path leading to the REAR GARDEN with a gravelled patio and paved patio, a shaped lawn with planted and flowering borders and a shed. There is external lighting and a cold water supply.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – 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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Offers Around
£395,000

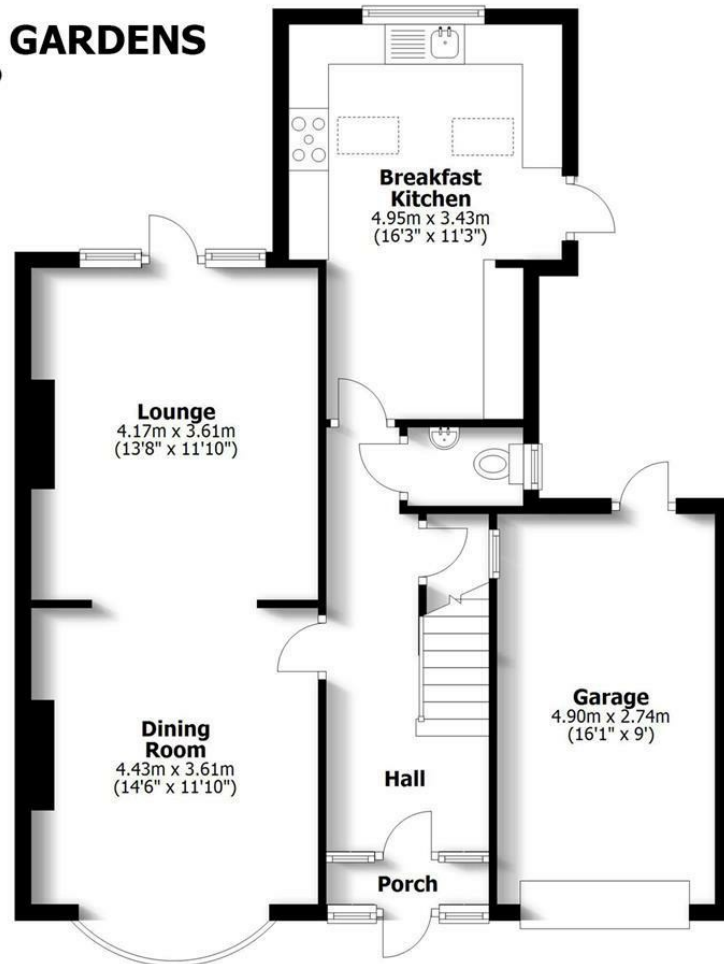
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www.berrimaneaton.co.uk

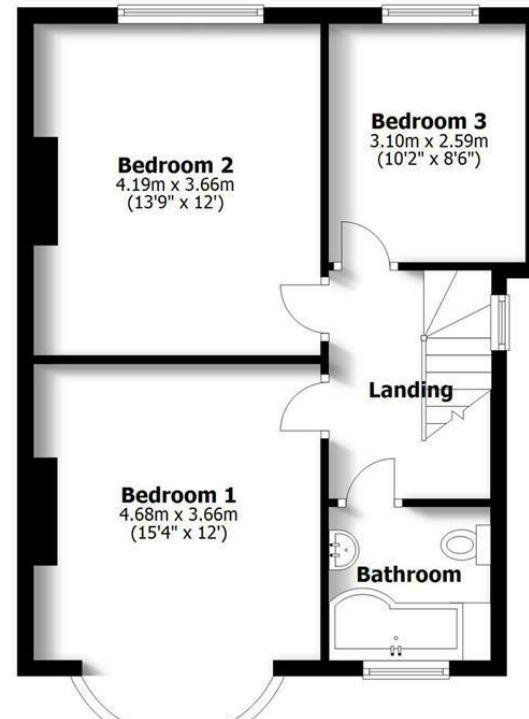
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



**7 YORK GARDENS
FINCHFIELD**



Ground Floor



First Floor

HOUSE: 107sq.m. 1151sq.ft.
GARAGE: 13.4sq.m. 145sq.ft.
TOTAL: 120.4sq.m. 1296sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

