



Connells

York Avenue
Finchfield Wolverhampton



Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch is delighted to bring to the market this well presented three bedroom detached family home situated on the sought after York Avenue in Finchfield. This family home has plenty of potential to extend subject to the necessary planning permissions and is highly recommended to view. Call the Connells branch today to book your viewing.

Internally the property comprises of an inviting entrance hallway which offer access to a convenient ground floor wc, kitchen diner and spacious lounge. The ground floor also boasts a sun lounge to the rear and a side utility room. Heading upstairs you will find three generously sized bedrooms, a family bathroom and a versatile space which is currently being used as a prayer room but was previously a separate wc. Outside to the front is a driveway which offers ample space for vehicles. To the rear is a sizeable rear garden for the family to enjoy. This property is completed with a garage for additional parking space or storage options.

The Location & Area

Situated in a sought after location with a wide range of local facilities available within Finchfield itself and within easy travelling to the more extensive amenities afforded by Wolverhampton City Centre. The wide open spaces of Bantock Park are within a short walk. There is regular public transport to Wolverhampton City Centre and excellent schooling nearby in both public and private sectors.

Approach

Tarmac off road parking to front and side with a selection of trees and plants.

Entrance Hall

Door to side, double glazed window to front, storage cupboard, central heating radiator, doors to various rooms

Ground Floor Wc

Double glazed window to side, central heating radiator, low flush wc, part tiled walls, extractor fan, door to entrance hall.

Lounge

20' x 11' 8" (6.10m x 3.56m)
Double glazed window to side, windows to rear, electric fire, central heating radiator, ceiling light point, three wall lights, arch to kitchen diner, door to hall, door to sun lounge.

Kitchen Diner

8' 1" x 14' 5" (2.46m x 4.39m)
Double glazed windows to side, three double glazed windows to front, fitted kitchen with a selection of wall and base units, roll top work surfaces, tiling to splash back, one and half bowl stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob and cooker hood over, integrated fridge freezer and dishwasher, door to entrance hall, door to utility, arch to lounge.

Utility

6' 2" x 9' 4" (1.88m x 2.84m)

Double glazed window to rear, plumbing for washing machine, stainless steel sink and drainer with mixer tap, roll top work surfaces, wall mounted boiler, doors to rear garden, drive and kitchen.

Sun Lounge

19' 6" x 10' 8" (5.94m x 3.25m)

Double glazed windows to rear and side, central heating radiator, two ceiling light points, double glazed door into garden, door to lounge.

First Floor Landing

Double glazed window to side, loft access with pull down ladders, central heating radiator, ceiling light points, storage cupboard, doors to various rooms, stairs to entrance hall.

Bedroom One

12' 5" into recess x 11' 11" into recess (3.78m into recess x 3.63m into recess)

Two double glazed windows to rear , central heating radiator, ceiling light point, door to landing.

Bedroom Two

9' 5" x 10' 4" (2.87m x 3.15m)

Double glazed window to front, central heating radiator, storage cupboard, ceiling light point, door to landing.

Bedroom Three

12' 5" x 7' 8" (3.78m x 2.34m)

Double glazed windows to rear and side, central heating radiator, ceiling light point, door to landing.

Family Bathroom

Double glazed window to side, panelled bath with shower over, vanity wash hand basin with wc, separate shower cubicle, heated towel rail, ceiling light point, panelled walls.

Prayer Room

Currently being used as a prayer room, previously the separate wc. Double glazed window to side, ceiling light point.

Outside Rear

A well maintained enclosed rear garden with patio area, lawn with a selection of trees, plants and shrubs, timber, shed, oak tree with TPO, access to garage.

Garage

Up and over doors to front and rear, power, lighting.

Agents Note

Please note the oak tree in the rear garden has a TPO (tree preservation order). The Vendor advises the solar panels are owned









Ground Floor



First Floor

Total floor area 191.6 m² (2,063 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax Band: E

Tenure: Freehold

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