



16 Surrey Drive, Finchfield, Wolverhampton, WV3 9LW

BERRIMAN  
EATON

# 16 Surrey Drive, Finchfield, Wolverhampton, WV3 9LW

A spacious three bedroom family home within a sought after location

## LOCATION

16 Surrey Drive stands in a highly regarded and much sought-after residential address and is a small cul-de-sac of quality homes. The wide-ranging local amenities provided by both Compton and Finchfield are within easy reach and the area is particularly well served by schooling in both sectors, many of which are within walking distance.

## DESCRIPTION

16 Surrey Drive is well appointed three bedroom link detached property, providing spacious accommodation over two storeys. The property benefits from a large living room and a second reception room to the rear, three good size bedrooms and a family bathroom, also with off street parking, garage and a private garden to the rear. The property has majority double glazing and gas central heating.

## ACCOMMODATION

A glazed door opens into the PORCH with glazed windows and a further glazed door to the ENTRANCE HALL with a CLOAKROOM having WC, hand basin and tiled splashback. The LOUNGE is of a good size with a double glazed bay window to the front, wiring for two wall mounted lights, and a feature fireplace with marble effect hearth and slips. The KITCHEN comprises a range of wall and base mounted units, gas fire four ring hob with extractor fan, stainless steel sink and drainer, integrated double oven and a door to the UTILITY with space for a fridge freezer and washer dryer, a wall mounted cupboard for storage and a door to the garage. The LIVING ROOM is a considerable room in size with double glazed windows and a door to the rear patio and a further sliding door to the rear.

Stairs rise to the upper level landing having storage cupboard providing storage space and housing walled mounted combination boiler. The PRINCIPAL BEDROOM comprises a double room with fitted wardrobes and a double glazed window to the rear. BEDROOM TWO is also a double room with a double glazed window to the front and BEDROOM THREE has a double glazed window to the front. The BATHROOM has a shower cubicle, WC, hand basin, tiled walls, and a double glazed window.

## OUTSIDE

The property stands behind a good frontage with a shaped lawn and a drive providing ample off street parking. There is a GARAGE providing comprehensive storage space with a further double glazed door to the rear garden having a paved patio and steps up to a shaped lawn with shrubbed borders.

We are informed by the Vendors that all main services are installed.  
COUNCIL TAX BAND D - Wolverhampton  
POSSESSION Vacant possession will be given on completion.  
VIEWING Please contact the Tettenhall Office.  
The property is FREEHOLD.

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

### Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

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£295,000

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.



**16 Surrey Drive**  
Finchfield

HOUSE: 105sq.m. 1130sq.ft.  
 GARAGE: 22sq.m. 237sq.ft.  
**TOTAL: 127sq.m. 1367sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



