



42 Wootton Road, Finchfield, Wolverhampton, WV3 8EG

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## 42 Wootton Road, Finchfield, Wolverhampton, WV3 8EG

A superbly presented three bedroom detached property with contemporary fixtures and fittings with a stunning garden to the rear

### LOCATION

Wootton Road is a highly regarded address running between Coppice Road and Finchfield Lane within easy reach of the wide ranging facilities available within the Finchfield Shopping Parade. The further, more extensive amenities afforded by the City Centre are within convenient travelling distance and the area is particularly well served by schooling for which it is renowned.

Wootton Road has always been considered to be one of the more prestigious roads in Finchfield which, in itself, is one of the finest suburbs within the Wolverhampton conurbation.

### DESCRIPTION

42 Wootton Road has been well looked after and modernised by the current vendors. There are kitchen and bathroom suites of note, contemporary décor and beautiful front and rear gardens. The kitchen and dining room have been opened up to create open plan family living and there is a separate lounge, laundry and guest cloakroom. The first floor has three bedrooms and a bathroom and there is a drive to the front along with a garage. There is double glazing throughout and gas central heating.

### ACCOMMODATION

A double glazed and leaded PORCH with tiled floor has a coloured and leaded wooden door opening into the HALL with oak flooring, coved ceiling, a double glazed and leaded window to the porch and a GUEST CLOAKROOM with WC, wash basin with vanity cupboard beneath and laminate flooring. The LOUNGE has a double glazed and leaded bay window to the front, coved ceiling, a gas log fire set in a stone surround and hearth, wiring for wall lights and double doors open through to the OPEN PLAN DINING KITCHEN with Amtico flooring and integrated ceiling lighting throughout. The kitchen was fitted by Dayrooms of Tettenhall with a range of wall and base units with under counter lighting, working surfaces with breakfast bar end, an undermount Franke one and a half bowl sink with a double glazed bay window over, space for an electric cooker with an extractor fan above, integrated fridge, integrated dishwasher, ample space for dining with coordinating cupboards to those in the kitchen and double glazed French doors and windows to the rear garden. A glazed door opens into the LAUNDRY with Amtico flooring, a range of wall and base units, stainless steel sink and drainer, double glazed window to the side, double glazed door and window to the rear garden and an internal door to the garage.

Stairs with wooden balustrading with a double glazed window to the half landing rise to the first floor landing with overhead storage cupboards and access to the loft via a drop down ladder. BEDROOM ONE is a good size double with double glazed and leaded window to the front, built in wardrobes along with a knee hole dressing table and drawers. BEDROOM TWO is also double in size with a double glazed window to the rear and BEDROOM THREE is a good size with built in wardrobes, knee hole dressing table with drawers to the side and a double glazed and leaded window to the front. The BATHROOM has a panelled bath, a double shower cubicle with waterfall head and separate hose, vanity unit with drawers beneath, WC, part tiled walls, tiled floor and double glazed windows to two elevations.

### OUTSIDE

42 Wootton Road sits behind a low rise boundary wall with a shaped lawn and planted beds along with a DRIVEWAY laid in imprinted concrete leading to the GARAGE with double doors, concrete floor, electric light and power, plumbing for a washing machine and tumble dryer, a wall mounted Vaillant boiler and an internal door to the laundry.

There is gated side access to the REAR GARDEN with an entertainment terrace laid in Indian paving slabs to the rear with a low rise wall and steps leading down to the shaped lawn with planted and flowering borders, a shed and a raised seating area to the end of the garden laid in porcelain tiles with pergola over.

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND E – 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 – Ofcom checker shows three of the four main providers have likely coverage indoors with all four having likely coverage outdoors.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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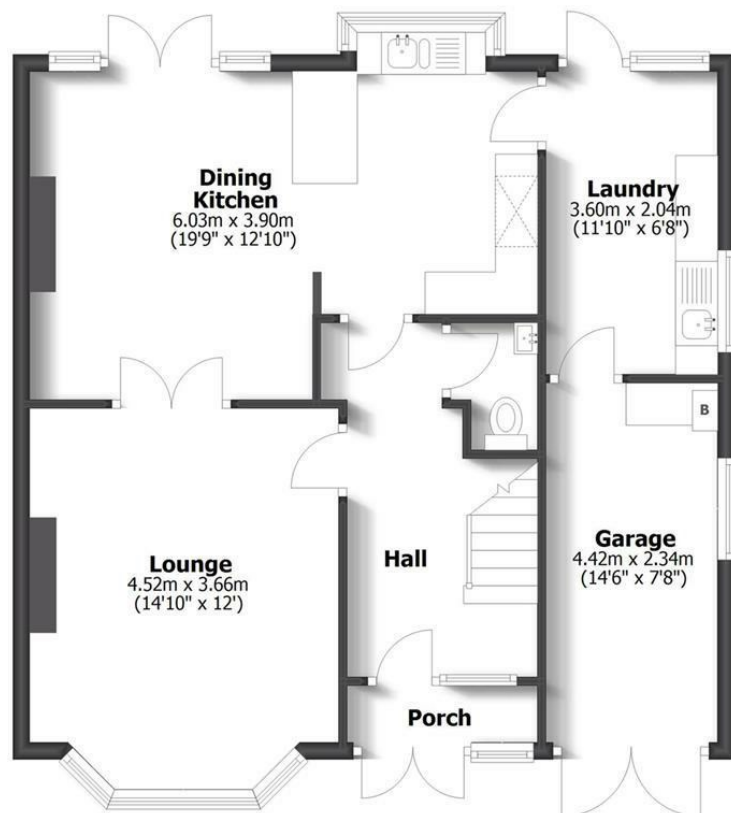
Offers Around  
£485,000

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.



## 42 WOOTTON ROAD FINCHFIELD



**Ground Floor**



**First Floor**

HOUSE: 105.2sq.m. 1133sq.ft.  
GARAGE: 10.3sq.m. 111sq.ft.  
**TOTAL: 115.5sq.m. 1244sq.ft.**

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



