



10 Farm Road, Finchfield, Wolverhampton, WV3 8EW

BERRIMAN
EATON

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A three bedroom detached property offering ample accommodation throughout, located in a sought after area in Finchfield. NO UPWARD CHAIN.

LOCATION

10 Farm Road is located within easy reach of the wide-ranging facilities available within the Finchfield Shopping Parade and Wolverhampton City Centre itself are within convenient travelling distance. The area is also well served by schooling in both sectors.

DESCRIPTION

10 Farm Road is a three bedroom detached property providing rooms of generous proportions throughout. The ground floor comprises, lounge, dining room, breakfast room, kitchen and guest cloak room together with three good size bedrooms and family bathroom to the first floor. There is off street parking to the front, a garage and a well maintained garden to the rear.

ACCOMMODATION

A glazed door opens into the HALL with a window to the front, coved ceiling, understairs storage cupboard, GUEST CLOAKROOM with WC, wash hand basin and a door into the LOUNGE having a double glazed window to the front, coving, feature brick fireplace with gas fire, wiring for wall lights, and glazed sliding doors to the DINING ROOM, with coving, glazed sliding doors overlooking the rear garden and a door to the BREAKFAST ROOM having a glazed rear bay window, coved ceiling, door to the hall and archway to the KITCHEN comprising wall and base units with fitted worktop and breakfast bar, integrated gas hob and double oven, stainless steel sink and drainer, space for a fridge freezer, washing machine and tumble dryer, inset ceiling down lighters, glazed window and door to the rear.

Stairs rise to the FIRST FLOOR LANDING with a glazed window to the side. BEDROOM ONE comprises a double room, a range of fitted wardrobes with overhead storage and a double glazed front window. BEDROOM TWO is a double room with fitted wardrobes, coving and glazed window, BEDROOM THREE has a double glazed window to the front. The BATHROOM is a superb size comprising a panelled bath, separated show cubicle, wash hand basin, WC, built in airing cupboard, glazed windows to the rear.

OUTSIDE

The property has a block paved DRIVEWAY providing off street parking to the front, a range of shrubbery and hedging surrounding the borders a GARAGE housing a wall mounted gas boiler and a glazed side window. There is gated side access to the REAR GARDEN which has been well maintained and enjoys a good degree of privacy with a paved patio, pathway, shaped lawn and a range of shrubs.

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 there is some limited coverage indoors with all four main providers 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
£405,000

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.



10 Farm Road
Finchfield

HOUSE: 111.1sq.m. 1196sq.ft.
GARAGE: 17.8sq.m. 192sq.ft.
TOTAL: 128.9sq.m. 1388sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



