

10 Fir Tree Road, Finchfield, Wolverhampton, WV3 8AN

BERRIMAN EATON



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A recently refurbished three bedroom semidetached providing spacious accommodation over both ground and first floors in a desirable location

LOCATION

The property lies within easy reach of the excellent local facilities available within Finchfield itself together with the excellent schooling for which the area is renowned. There is also convenient travelling to Wolverhampton City Centre and Bantock Park is nearby.

DESCRIPTION

10 Fir Tree Road is a traditional three bedroom semi-detached property which has been refurbished and reconfigured by the current owner to provide well-appointed kitchen and bathroom suites and rooms of generous proportion throughout. It is double glazed and benefits from gas central heating

ACCOMMODATION

A double glazed door opens into the PORCH with double glazed windows, tiled flooring and a further glazed door with side lights leads into the ENTRANCE HALL having inset ceiling lights and GUEST CLOAKROOM with WC, wash hand basin, part tiled walls and a double glazed side window. The KITCHEN is well appointed and comprises a range of shaker style units with fitted working surface, integrated oven with hob and extractor chimney above, stainless steel sink and drainer, space for a dishwasher, tiled flooring, double glazed window and a door to the UTILITY housing a wall mounted gas central heating boiler, space for a washing machine and tumble dryer and a double glazed side door and window. The DINING AREA has feature wall panelling, inset ceiling lights, solid wood flooring and glazed double doors into the LOUNGE having a double glazed walk in bay window to the front elevation and feature wall panelling. There double glazed French doors from the dining area opening into the VERANDA having double glazed windows and French doors to the rear.

Stairs rise to the first floor LANDING with loft access and a glazed window to the side elevation. BEDROOM ONE is a good size double room with feature wall panelling, inset ceiling lights and a double glazed bay window to the front. BEDROOM TWO is also a double room in size with feature wall panelling, inset ceiling lights and a double glazed rear window. BEDROOM THREE has inset ceiling lights and a double glazed window to the front. The BATHROOM comprises a well-appointed suite, with black accessories, a panelled bath with rainfall shower over, vanity unit with bowl wash basin and light up mirror above, WC, part tiled walls and tiled flooring, towel radiator, inset ceiling lights and a double glazed window to the rear.

OUTSIDE

The property sits behind a low brick wall and block paved DRVEWAY providing off street parking, there is gated side access to the good size REAR GARDEN which is laid to lawn with a paved patio, shrubbed borders and a useful garden shed.

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 are available
Mobile date 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 low risk.

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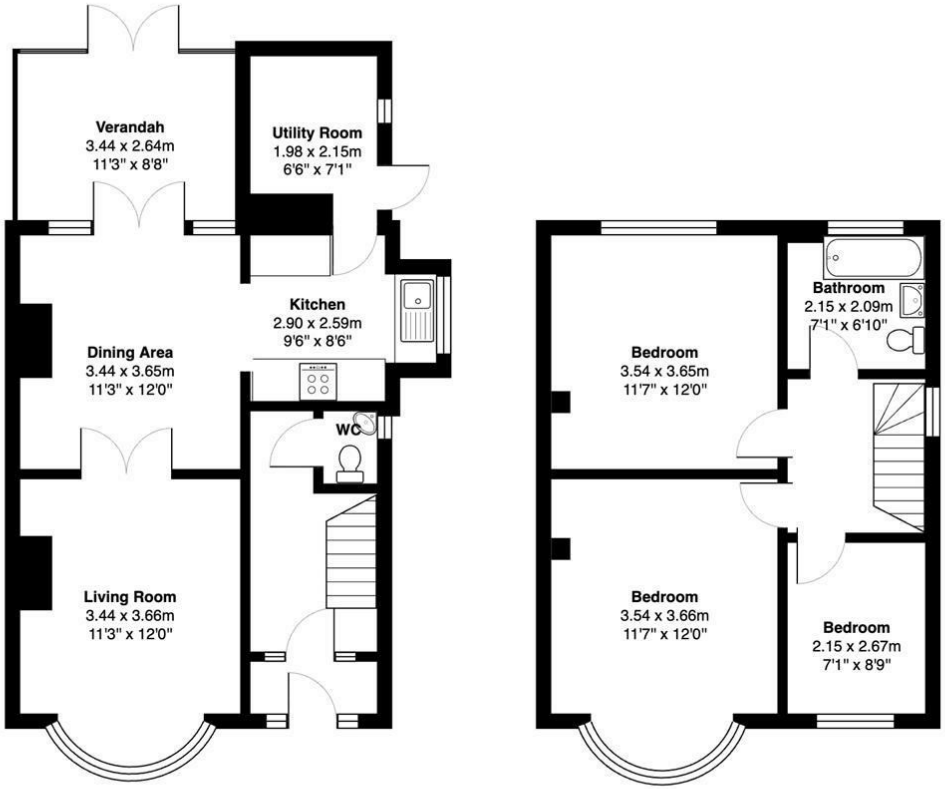
Offers Around
£327,500

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.





Total Area: 95.2 m² ... 1024 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHOTOGRAPHY.CO.UK)







