



24 Wychbury Road, Finchfield, Wolverhampton, WV3 8DN

BERRIMAN
EATON

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A spacious property offering generously sized rooms, including three bedrooms, a family bathroom, and ample living space, having off street parking, a good-sized rear garden and situated in a desirable location.

LOCATION

The property stands in a sought after residential area within easy reach of a wide range of local facilities and with the city centre also being within easy reach.

There are regular bus services, rail services run from the city centre and the area is well served by schooling in both sectors.

DESCRIPTION

24 Wychbury Road offers well-proportioned accommodation throughout. The internal layout briefly comprises a reception room, dining kitchen, utility room, and an additional storeroom. To the first floor, there are three good-sized bedrooms and a family bathroom. Externally, the property benefits from off-street parking and a large rear garden.

ACCOMMODATION

A double glazed door opens into the PORCH with tiled flooring and a further door opening into the HALL having laminate flooring and an understairs storage cupboard. The LOUNGE has laminate flooring, wiring for wall mounted TV, integrated ceiling lights and a double glazed bay window to the front. The LIVING KITCHEN has wall and base mounted units with fitted working surface and a coordinating centre island with sink and drainer, integrated appliances including oven, fridge freezer, hob, dishwasher and slim line wine cooler, wall panelling, double glazed sliding doors to the rear, double glazed rear window and a doorway to the UTILITY with space for a washing machine, integrated ceiling lights, tiled flooring, double glazed door to the front, bifold doors to the rear and GUEST CLOAKROOM with wash basin and WC. Bifold doors from the utility open into the STOREROOM with integrated ceiling lights and double glazed side window.

Stairs with glass balustrade rise to the FIRST FLOOR LANDING with double glazed side window and integrated ceiling lights. BEDROOMS ONE and TWO are double rooms in size with wall panelling, fitted wardrobes, and double glazed windows and BEDROOM THREE is a good size room with a double glazed window to the front. The BATHROOM comprises a free standing bath, wash hand basin, WC, shower cubicle with rainfall shower, tiled walls and flooring, integrated ceiling lights and double glazed window to the rear elevation.

The property is set back behind a paved DRIVEWAY providing off-street parking for two vehicles,

with double doors opening into the carport. To the rear, there is a generously sized GARDEN featuring a paved patio and lawn area.

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, Superfast and Ultrafast are available

Mobile data 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 very low risk.

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Offers Around
£335,000

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.



24 WYCHBURY ROAD FINCHFIELD



TOTAL: 119.7sq.m. 1289sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



