



23 Glendale Close, Finchfield, Wolverhampton, WV3 8EN

BERRIMAN
EATON

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A well presented three bedroom detached property at the head of a quiet cul-de-sac in a sought-after Finchfield location.

LOCATION

23 Glendale Close stands in a cul-de-sac in a highly regarded part of Finchfield. It is an ideal family home and stands within easy reach of the wide range of local facilities and amenities which are available within Finchfield itself including excellent schooling for which the area is renowned.

DESCRIPTION

The property has a fine flow of reception rooms to the ground floor with the lounge opening into the dining kitchen with a conservatory off and a laundry with guest cloakroom. The former garage has been converted into two rooms which are currently used as an office and a clinic. There are three bedrooms to the first floor along with a shower room and the garden provides ample space for dining and there are raised borders. There is ample parking to the front with external lighting.

ACCOMMODATION

A double glazed PORCH with laminate flooring and wiring for a wall light has a double glazed door opening into the HALL with laminate flooring and a door to the LOUNGE with a double glazed bay window to the front, ceiling cornice, ceiling coving and a door to the DINING KITCHEN with the kitchen having a range of gloss fronted wall and base units, a stainless steel sink and drainer with a double glazed window over, a four ring Whirlpool gas hob with stainless steel splash back and extractor fan above and an electric oven under, integrated dishwasher, an understairs pantry and wood laminate flooring. There is ample space for dining with ceiling coving and an open doorway through to the CONSERVATORY with double glazed windows and a door to the garden and wood laminate flooring. A doorway from the kitchen opens into the LAUNDRY with plumbing and space for a washing machine and tumble dryer with working surface over, space for an American style fridge freezer, a double glazed window and door to the rear garden, integrated ceiling lighting and a GUEST CLOAKROOM with WC, wood laminate flooring and a double glazed window. The former garage has been converted and is now an OFFICE with integrated ceiling lighting and coved ceiling and a door opens into a SECOND OFFICE which is currently being used as a home clinic with a double glazed door and window to the front and integrated ceiling lighting.

Stairs from the hall rise to the first floor landing with a double glazed window to the side, access to the loft and a linen cupboard with slatted shelving and a wall mounted Worcester Bosch boiler. BEDROOM ONE is a good size double room with a double glazed window to the front and a bank of fitted wardrobes. BEDROOM TWO is also double in size with a double glazed window to the rear and coved ceiling and BEDROOM THREE has a double glazed window to the front, coved ceiling and a useful cloaks and storage cupboard. The SHOWER ROOM has a shower with waterfall head and separate hose, wash basin with vanity cupboards beneath, WC, heated ladder towel rail, part tiled walls, integrated ceiling lighting and a double glazed window.

OUTSIDE

23 Glendale Close sits behind a DRIVEWAY laid in brick herringbone providing off road parking for two to three cars. There is external lighting and a shaped lawn with box hedge surround.

There is gated side access to the REAR GARDEN with external lighting and electrical supply, there is a paved patio with a shaped lawn beyond with raised sleeper beds, a shed, a greenhouse and a covered pergola with electricity supply which is ideal for a hot tub or covered seating.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND D – 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 limited and likely 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
£349,950

EPC: D

www.berrimaneaton.co.uk

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.



**23 GLENDALE CLOSE
FINCHFIELD**

TOTAL: 104.1sq.m. 1121sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



