40 Cranford Road, Finchfield, Wolverhampton, WV3 8EP

BERRIMAN
EATON

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Standing in one of the most sought-after parts of Finchfield, the property provides well-proportioned accommodation in a good size plot with a mature rear garden.

LOCATION

Cranford Road is one of the most sought after addresses within Finchfield and runs between Finchfield Lane and Coppice Road within easy reach of the wide ranging and comprehensive amenities afforded by the centre of Finchfield itself. There is convenient travelling to the city centre and the area is well served by schooling in both sectors which has always been one of the principal attractions of the road and which helps to create an ideal living environment for family purposes.

DESCRIPTION

40 Cranford Road is a spacious family residence which has been well maintained over the years but would now benefit from a scheme of refurbishment to realise full potential. There are rooms of generous proportions through out and the property itself stands on a good size plot with off street parking and a delightful rear garden.

ACCOMMODATION

A double glazed door opens into the PORCH with a further door opening into the HALL. The hall has understairs storage space and a GUEST CLOAKROOM with WC, wash basin and a composite door to the car port. The LOUNGE has a fireplace, double glazed side window and doors to the CONSERVTORY with double glazed windows and rear patio doors. The KITCHEN has wall and base mounted units with fitted working surfaces, breakfast bar, sink and drainer, integrated double oven, space for a fridge freezer and washing machine and double glazed side and rear windows. The DINING ROOM has wiring for wall lights, a double glazed bay window to the front and window to the side.

Stairs rise to the FIRST FLOOR LANDING. BEDROOM ONE is a double room in size with a range of fitted furniture, double glazed windows and a vanity unit with a wash basin and cupboards below. BEDROOM TWO is also a double room with fitted furniture and a double glazed window. BEDROOM THREE has a fitted wardrobe and a double glazed window. The SHOWER ROOM comprises a walk in shower cubicle, vanity unit with a wash basin and cupboard beneath, WC, integrated ceiling lights, tiled walls and flooring and a double glazed window.

OUTSIDE

There is a low brick wall with wrought iron railings to boundary, the property stands behind a paved DRIVEWAY affording off street parking, a shaped lawn and a range of shrubs. Side gates open into the CARPORT providing additional parking and access to the GARAGE having ample storage space, double glazed side and rear windows. The private REAR GARDEN has a paved patio with steps down to the lawn with a hedged border and stocked beds.

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 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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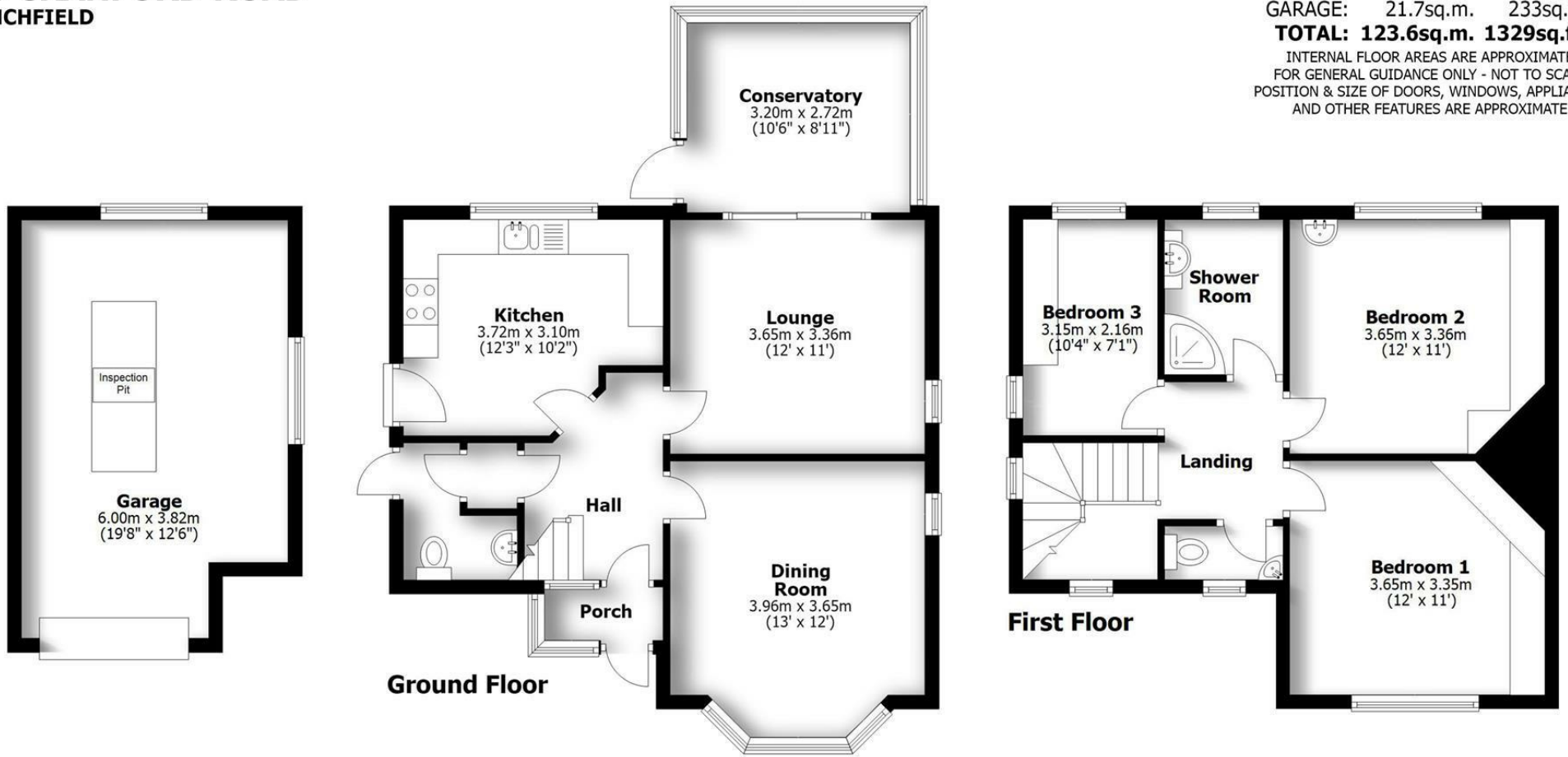
Offers Around
£389,950

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.

40 CRANFORD ROAD
FINCHFIELD

HOUSE:	101.9sq.m.	1096sq.ft.
GARAGE:	21.7sq.m.	233sq.ft.
TOTAL:	**123.6sq.m.**	**1329sq.ft.**

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