1 Whitehouse Avenue, Finchfield, Wolverhampton, WV3 8ER

BERRIMAN
EATON

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An extremely well located family home providing substantial,
extended accommodation over two floors in a large plot of approximately 0.25 acres in total

LOCATION

Whitehouse Avenue is a small cul-de-sac lying off Cranford Road in a highly regarded and much sought after residential address.

Finchfield offers a wide array of local facilities, including excellent schooling, and there is easy access to the City Centre.

DESCRIPTION

1 Whitehouse Avenue is an attractive property with a dual gabled front elevation. The property has been substantially extended over the years to create a large family home of much note and distinction.

The house has been well maintained over the years and benefits from well appointed kitchen and bathroom suites, gas fired central heating and double glazing.

One of the principal attractions of the house is the superb plot within which it stands with a deep frontage and a large rear garden with a total plot size of approximately 0.25 acres in total.

ACCOMMODATION

An enclosed PORCH has a front door opening into the HALL with parquet flooring and storage cupboards. The LOUNGE is an excellent main living room with a cast iron wood burning stove set in a recessed fireplace with windows to either side, French doors and windows to the garden, ceiling cornice, wiring for wall lights, downlit glazed display shelving and wooden flooring. There is a SITTING ROOM with a window to the front, ceiling coving and parquet flooring and a DINING ROOM with laminated flooring, integrated ceiling lighting, a shelved book and display unit and a window overlooking the rear garden. The FAMILY ROOM has a walk in bay window to the front and wooden flooring and there is a large, BREAKFAST KITCHEN with contemporary gloss fronted wall and base mounted cupboards, a ceramic sink, space for a range style cooker with stainless steel filtration unit above, plumbing for a dishwasher, downlit display cabinets, wine rack, integrated ceiling lighting, a window overlooking the rear garden, tiled flooring and a door to a REAR HALL with a door to the garden and an adjoining CLOAKROOM / LAUNDRY with a WC and wash basin, plumbing for a washing machine and a wall mounted Worcester Bosch gas fired central heating boiler together with a rear window.

A staircase rises to the first floor landing with a double glazed roof light, access to the roof space and store cupboard. The PRINCIPAL SUITE has a large bedroom with a light through aspect with windows to both the front and rear, coved ceiling and an EN-SUITE SHOWER ROOM with a modern suite with a shower, WC and vanity unit with wash basin with drawers beneath, part tiled walls, tiled floor, integrated ceiling lighting, a rear window and a towel rail radiator. There are THREE FURTHER DOUBLE BEDROOMS, all of which have coved ceiling and double glazed windows and a BATHROOM with a panelled jacuzzi style bath, a separate corner shower, a WC and a vanity unit with wash basin with drawers beneath, part tiled walls, tiled floor, integrated ceiling lighting and a radiator.

OUTSIDE

The property stands in a lovely, corner position behind a DRIVEWAY laid in brick setts which provides ample off street parking. There is a front lawn and low built front walls and a GARAGE. Gated side access leads to an extensive REAR GARDEN which is principally laid to lawn with matured borders. The garden benefits from an external electrical point, a cold water supply and a timber garden shed.

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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www.berrimaneaton.co.uk

Offers Around
£725,000

EPC: C

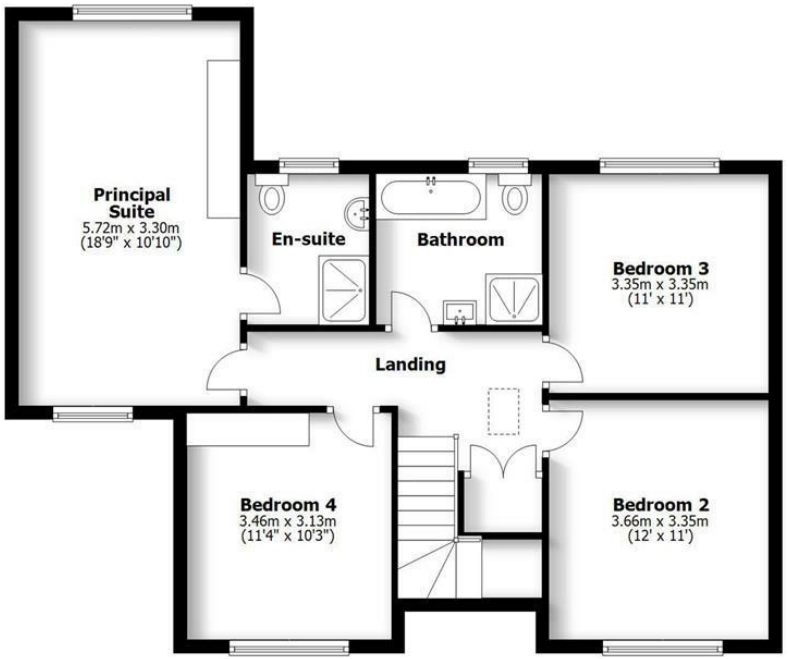
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

1 WHITEHOUSE AVENUE
FINCHFIELD

HOUSE:	194.7sq.m.	2095sq.ft.
GARAGE:	17.6sq.m.	190sq.ft.
TOTAL:	**212.3sq.m.**	**2285sq.ft.**

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

Ground Floor



First Floor

CATAN