18 Uplands Avenue, Finchfield, Wolverhampton, WV3 8AA

BERRIMAN
EATON

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A superbly presented and extended detached family home providing spacious accommodation over three storeys in a sought after location close to good schooling in both sectors.
NO UPWARD CHAIN

LOCATION

Uplands Avenue has always been considered to be one of the most sought after roads in the area and is within easy reach of the wide ranging local facilities which are available within Finchfield itself. The further, more extensive amenities afforded by the City Centre are within convenient travelling distance and the area is particularly well served by schooling in both sectors.

DESCRIPTION

The property was refurbished when the current owners purchased the property. They installed contemporary radiators and a Bower & Wilkins sound system throughout the property along with oak doors.

There is well proportioned accommodation throughout with the dining kitchen opening onto the garden and into the lounge. There is a separate sitting room, a laundry and guest cloakroom to the ground floor. The upper two floors provide five bedrooms and three bath / shower rooms.

Externally, there is ample parking to the front and a garage and a beautifully planted rear garden.

ACCOMMODATION

A double glazed, enclosed PORCH has a glazed door and windows opening into the HALL with wood effect flooring and a GUEST CLOAKROOM with WC, wash hand basin with drawers beneath, tiled floor and walls and a storage area. The focal point of the property is the outstanding DINING KITCHEN with wood effect flooring throughout. The kitchen has a range of wall and base units with granite working surfaces and a coordinating centre island with a breakfast bar end, there is a range of Neff appliances including dishwasher, four ring gas hob, two ring induction hob, oven, microwave, warming drawer, space for an American style fridge freezer, ample space for dining with roof lights and bifold doors opening onto the garden. There is an open doorway to the LOUNGE with a hole in the wall gas fire with wiring for a wall mounted TV above, wiring for wall lights, integrated ceiling lighting and a double glazed bay window to the rear garden. The SITTING ROOM has a double glazed walk in bay window to the front, wiring for a wall mounted TV and a contemporary gas fire. A door from the kitchen opens into the LAUNDRY with space for a washing machine and tumble dryer, cupboards and sink and an internal door to the garage.

Stairs from the hall rise to the first floor landing. The PRINCIPAL BEDROOM SUITE is a good size double room with integrated ceiling lighting, a double glazed window to the rear, the DRESSING AREA with deceptively large walk in wardrobes with mirrored sliding doors and the EN-SUITE SHOWER ROOM has a double shower cubicle with waterfall head and separate hose, twin wash basins, WC, bidet, tiled floor and walls and integrated ceiling lighting. BEDROOMS TWO AND THREE are both double in size with double glazed windows. BEDROOM FOUR is a good size room with a double glazed window to the front. The HOUSE BATHROOM has a stand alone bath with pencil shower attachment, a shower cubicle with waterfall head and separate hose, WC, wash basin with vanity drawers beneath and backlit mirror above, heated ladder towel rail and tiled floor and walls.

A further staircase rises to the upper floor suite with a good size DOUBLE BEDROOM with eaves storage and roof light and WETROOM STYLE SHOWER ROOM with full body jets and waterfall head, WC, wash basin with cupboards beneath, roof light, tiled floor and walls.

OUTSIDE

18 Uplands Avenue sits behind a large DRIVEWAY laid in tarmacadam providing ample space for off road parking, there is a shaped lawn with planted borders, external lighting and the GARAGE has an electric up and over door and an internal door to the laundry.

Bifold doors open onto a beautiful REAR GARDEN with a decked terrace with cold water supply and raised borders lead to the shaped lawn with beautiful flowering beds and borders with two hidden terraces to the rear.

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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Wombourne Office
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www.berrimaneaton.co.uk

Offers Around
£579,950

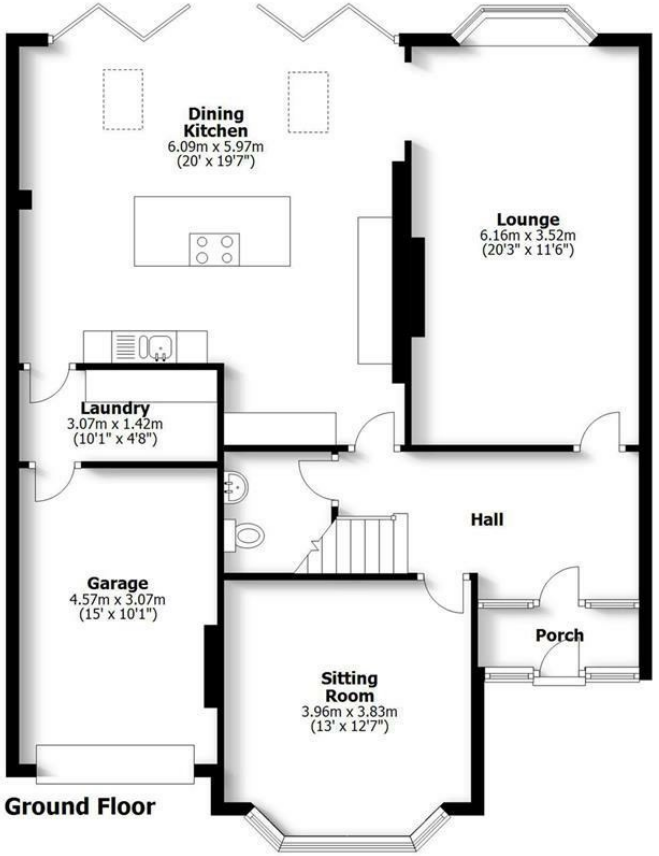
EPC: D

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.

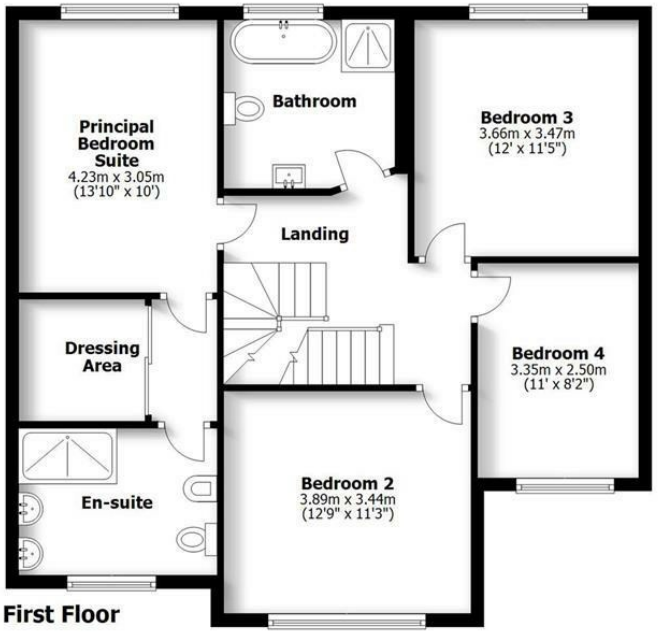
18 UPLANDS AVENUE
FINCHFIELD

HOUSE:	207.5sq.m.	2233sq.ft.
GARAGE:	14sq.m.	151sq.ft.
TOTAL:	**221.5sq.m.**	**2384sq.ft.**

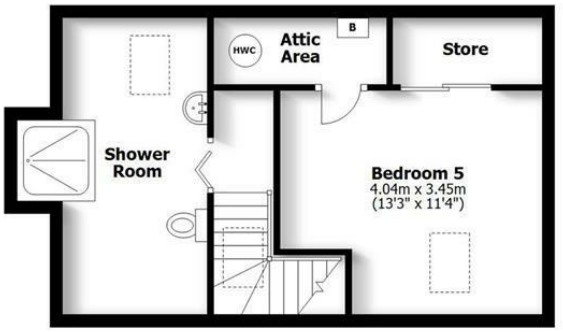
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor



Second Floor