110 Finchfield Lane, Wolverhampton, WV3 8EU

BERRIMAN
EATON

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A generously proportioned four bedroomed detached family home in a desirable location benefitting from a garage, off road parking and private rear garden.

LOCATION

Finchfield Lane is an established and sought after address providing convenient access to both Merry Hill shops and the centre of Finchfield with its wide array of shopping facilities. There are convenient bus services nearby providing easy travelling to the more extensive amenities afforded by Wolverhampton City Centre itself and the area is well served by reputable schooling for all age groups.

DESCRIPTION

110 Finchfield Lane has been carefully maintained by the current owners and offers well-proportioned accommodation arranged over both the ground and first floors. The property features two spacious reception rooms, along with an open-plan breakfast kitchen that seamlessly flows into the conservatory. To the first floor are four bedrooms and two bath/shower rooms.

Occupying a generous plot, the property also benefits from ample off-street parking to the front and a private, enclosed rear garden.

ACCOMMODATION

A double glazed front door opens into the entrance PORCH, with a further glazed door with stained glass panels leading into the reception HALL. The hall has laminate flooring and benefits from a useful understairs storage cupboard. The DINING ROOM has a double glazed walk-in bay window to the front elevation. The LOUNGE is an excellent family living space with laminate flooring, inset ceiling spotlights and double glazed bi-fold doors opening into the conservatory. The CONSERVATORY has tiled flooring, double glazed windows and bi-fold doors overlooking and providing direct access to the rear garden. The BREAKFAST KITCHEN is fitted with a comprehensive range of contemporary gloss wall and base units, butcher's block work surfaces and a coordinating central island offering additional storage. Integrated appliances include an oven with an induction hob and extractor canopy above. There is also a sink and drainer, inset ceiling spotlights, bi-fold doors opening into the conservatory, and access to the adjoining utility. The UTILITY also has butcher's block work surface and incorporates a sink, together with plumbing and space for a washing machine and tumble dryer beneath. There is a wall-mounted gas central heating boiler and benefits from a double glazed window, a door providing side access and a GUEST CLOAKROOM fitted with a WC, wash hand basin, heated towel rail and a double glazed window.

A staircase with a wooden balustrade rises to the first-floor landing, which benefits from a double glazed window and an airing cupboard. The PRINCIPAL BEDROOM is a double room featuring a double glazed walk in bay window to the front elevation, fitted wardrobes and an ENSUITE SHOWER ROOM, comprising a shower cubicle, WC and wash hand basin. BEDROOM TWO is a double room with windows to two elevations and fitted wardrobes. BEDROOM THREE is a further double bedroom, enjoying a double glazed window overlooking the rear garden together with fitted wardrobes. BEDROOM FOUR has a double glazed window to the front elevation. The family BATHROOM is fitted with modern suite comprising a panelled bath with shower attachment, a separate shower cubicle, pedestal wash hand basin and WC, inset ceiling spotlights, a heated towel rail and a double glazed window.

OUTSIDE

The property is set back from the road behind a generous, gravelled DRIVEWAY, providing ample off-road parking for several vehicles. There is also a GARAGE, offering excellent storage space. Gated side access leads to the private REAR GARDEN, which enjoys an excellent degree of privacy boarded by eco fencing with a decked terrace, a lawn and shrubbed borders.

NB

There is a strip of land which runs alongside the property which is currently rented off Wolverhampton City Council for an annual charge of £300 for garden use only.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND E – Wolverhmapton
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 broadband 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.

Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£559,950

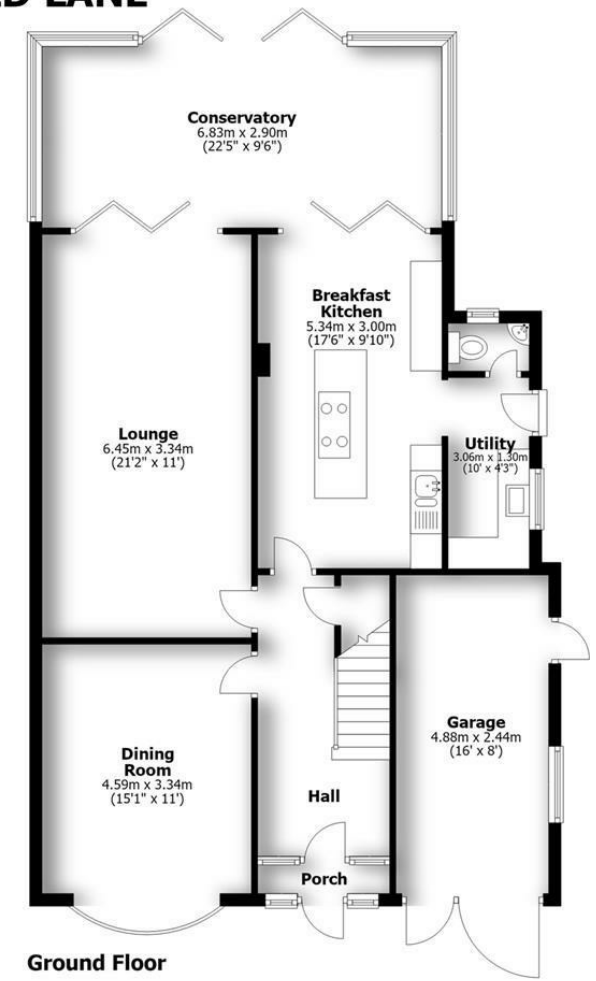
EPC: D

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.

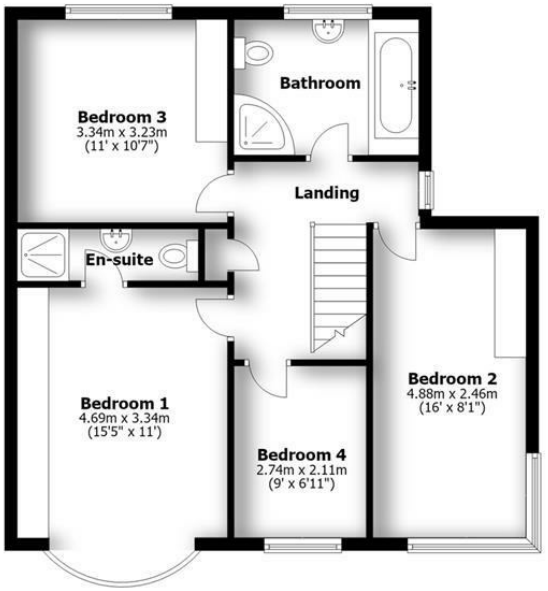
110 FINCHFIELD LANE
FINCHFIELD

HOUSE:	151.1sq.m.	1626sq.ft.
GARAGE:	11.9sq.m.	128sq.ft.
TOTAL:	**163sq.m.**	**1754sq.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