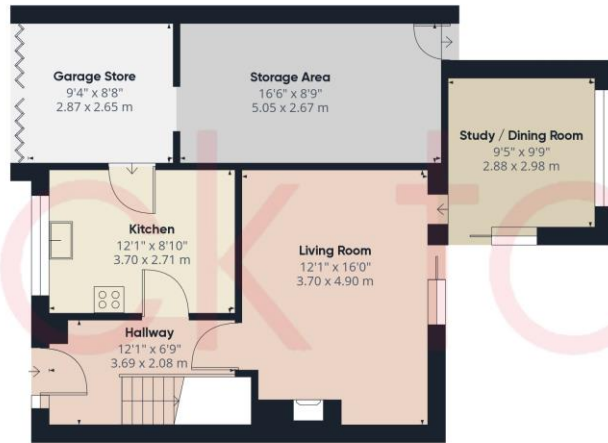




Westhill, Finchfield, Wolverhampton, WV3 9HL

nick tart



Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
1065.48 ft<sup>2</sup>  
98.99 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



An exceptionally well presented link detached property is located in the popular WV3 area of the City which offers convenient access to the independent shops, cafes, and bus routes of Finchfield and Compton respectively and enjoys the benefit of being in the catchment area of a number of desired local schools.

- Entrance hall
- Living room
- Modern kitchen
- Dining room
- 3 Bedrooms
- Bathroom
- Tiered rear garden and patio area
- Ample driveway

The accommodation in further detail comprises...

### Ground floor

**Entrance hall** having UPVC double-glazed front door with obscure glass, radiator, wood effect flooring, understairs storage cupboard, staircase rising to the first floor and doors to...

**Contemporary kitchen** which has a matching range of wall and base level units with work surfaces over, squared sink unit with mixer tap, built in electric oven, separate gas hob with extractor fan over, integrated fridge freezer and dishwasher, wine rack, part tiled walls with subway tiles and wood effect flooring.

**Living room** which has contemporary style electric fire, radiator, double-glazed sliding patio doors leading outside whilst a squared opening leads to...

**Dining room** which has radiator, UPVC double-glazed window to the rear and tall UPVC double-glazed windows facing outside.

### First floor

**Landing** which has UPVC window with obscure glass to the side, hatch to roof space., storage cupboard and doors to...

**Bathroom** which has a white suite comprising of panel bath with electric shower unit over, pedestal wash hand basin, WC, fully tiled walls and UPVC double-glazed window with obscure glass to the fore.

**Bedroom** which has radiator and UPVC double-glazed window to the fore.

**Bedroom** which has wood effect flooring, radiator, fitted wardrobes with sliding mirrored doors, radiator and UPVC double-glazed window to the rear.

**Bedroom** which has fitted wardrobe, radiator and UPVC double-glazed window to the rear.

### Outside

**Garage store** which has timber doors to the front and a squared opening leading to a further **storage area** which has plumbing for washing machine, space for dryer, the benefit of power and light points and door leading out to the...

**Tiered garden** which offers a variety of lawn and patio areas.

To the front of the property is a **driveway** that allows off road parking.

**EPC** – D64

**Tenure** – we are advised the property is Freehold.

**Services** – we are advised all mains services are connected.

**Council Tax** – Band C (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale)

**Anti Money Laundering & Proceeds of Crime Acts:** To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary, To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.

Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.

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Also at  
Ironbridge, Telford, Bridgnorth, Much Wenlock & Newport

