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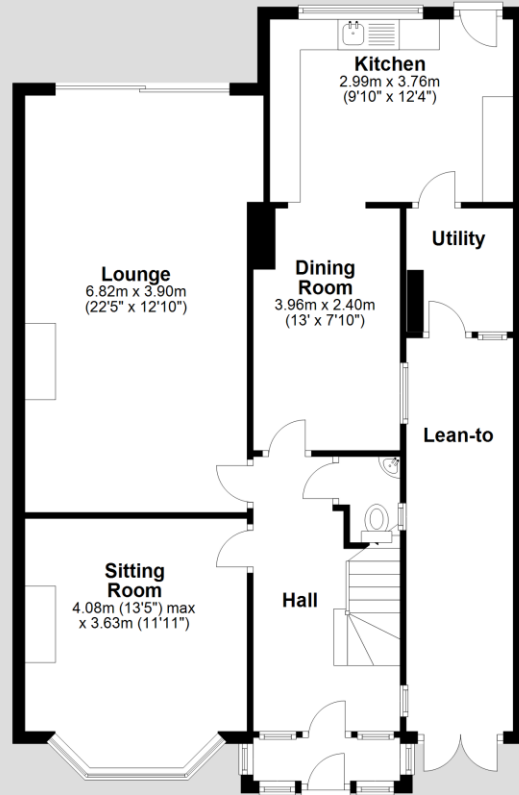
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Finchfield Lane, Finchfield, Wolverhampton, WV3 9EU

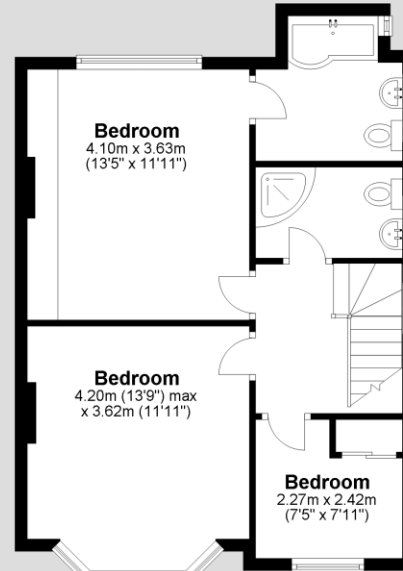
Ground Floor

Approx. 92.6 sq. metres (996.3 sq. feet)



First Floor

Approx. 49.3 sq. metres (530.1 sq. feet)



Total area: approx. 141.8 sq. metres (1526.5 sq. feet)

Measurements are approximate. Not to scale. Illustrative purposes only.
Plan produced using PlanUp.



Finchfield Lane, Finchfield, WV3 9EU

- Entrance Hall
- 2 Reception rooms
- Kitchen + Utility
- Bathroom + En suite
- 3 Bedrooms
- Pleasant rear garden
- Driveway
- EPC: E54

The accommodation in further detail comprises...

Porch having single-glazed hardwood front door and windows with obscure glass and tiled flooring...

Hallway has a staircase rising to the first floor, radiator, double-glazed window with obscure and stained glass to the side, wood effect flooring and doors to...

Cloakroom has WC, radiator, single-glazed window with obscure glass, tiled flooring, and wash hand basin...

Sitting Room has a double-glazed window to the fore, radiator, and a feature fireplace with gas fire...

Lounge has wood effect flooring, x2 radiators, gas fire with feature surround and double-glazed sliding patio doors to the rear...

Dining / Breakfast Area has a single-glazed window with obscure glass to the side, radiator, glass fronted storage units, radiator, and an arched opening lead to...

Kitchen has a matching range or wall and base level units with worksurfaces over, integrated dishwasher, integrated fridge, built-in electric oven with gas hob and extractor fan over, 1 ½ bowl sink unit with mixer tap, double-glazed window to the rear, single-glazed door with obscure glass to the rear and an internal door leads to...

Utility having space and plumbing for washing machine, hatch to roof space and a wall mounted gas combination boiler...

Landing has hatch to roof space, double-glazed window with obscure stained glass to the side and doors to...

Shower Room having a shower cubicle with an electric 'TRITON' shower unit, WC, wash hand basin with vanity unit under, heated towel rail, fully tiled walls and a double-glazed window with obscure glass to the rear...

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

En-Suite has a 'P'-shaped bath with shower head over, WC, wash hand basin with vanity unit under, heated towel rail, fully tiled walls, double-glazed window with obscure glass to the side...

Bedroom has a double-glazed bay window to the fore and radiator...

Bedroom has a fitted wardrobe with sliding mirrored doors, double-glazed window to the fore, wood effect flooring and radiator...

Outside

Parking is via a driveway to the front of the property...

Garden is laid to lawn with pleasant flower and shrub borders surrounding, timber garden stores and a paved patio area.

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected.

Council Tax – Band D (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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