



# SYCAMORE DRIVE, FINCHFIELD, WOLVERHAMPTON, WV3 9HB

FOR SALE  
£325,000



## Hallway

Enter via a timber / double glazed door to the side aspect and having a ceiling light point, a central heating radiator, carpeted flooring, access to the loft space and doors to the lounge, both bedrooms and the bathroom.

## Lounge

**18' 6" x 12' 0" (5.63m x 3.65m)**

Having a coved ceiling with two ceiling light points, a central heating radiator, a gas fire with a fireplace surround, carpeted flooring, a television aerial point, decorative dado railing, a door opening to the kitchen and uPVC / double glazed sliding patio doors to the rear aspect fitted with vertical blinds and opening to the conservatory.

## Conservatory

**10' 0" x 12' 10" (3.05m x 3.91m)**

Being constructed from a low-level brick wall and uPVC / double glazed windows to the side and rear aspects with vertical blinds fitted and having two central heating radiators, roof blinds, tiled flooring and uPVC / double glazed French doors to the rear aspect opening to the garden.

## Kitchen

**7' 10" x 7' 10" (2.39m x 2.39m)**

Being fitted with a range of wall, base and drawer units with laminate worksurface over and having a uPVC / double glazed window to the rear aspect, ceiling spotlights, a one and a half bowl stainless steel sink with a mixer tap fitted and a drainer unit, tiled walls, a built-under electric oven with an electric hob and an extraction unit over, linoleum flooring and a door to the utility room.

## Utility room

**12' 3" x 8' 5" (3.73m x 2.56m)**

Being fitted with wall, base and drawer cabinets with laminate worksurface over and having a uPVC / double glazed window to the rear aspect with a vertical blind fitted, a one and a half bowl stainless-steel sink with a drainer unit, plumbing for a washing machine, space for a tumble dryer, space for an upright fridge/freezer, linoleum flooring, a door opening to the garage and a uPVC / double glazed door to the rear aspect opening to the garden.



### Bedroom One

9' 7" x 12' 1" (2.92m x 3.68m)

Having a uPVC / double glazed window to the front aspect with a vertical blind fitted, a coved ceiling with a ceiling light point, a central heating radiator, carpeted flooring, decorative dado railing and a built-in wardrobe with sliding mirrored doors.

### Bedroom Two

9' 7" x 6' 1" (2.92m x 1.85m)

Having a uPVC / double glazed window to the front aspect with a vertical blind and a Roman blind fitted, a coved ceiling with a ceiling light point, a central heating radiator, carpeted flooring, decorative dado railing and a built-in wardrobe with sliding mirrored doors

### Bathroom

Having a concealed cistern WC, a wash hand basin with a mixer tap fitted and under sink storage, a chrome finished central heating towel rail, linoleum flooring, a door to a storage cupboard and a glass shower cubicle with an electric shower installed.

### Outside

### Garage

14' 9" x 9' 3" (4.49m x 2.82m)

Being an integral garage, which has power, lighting and an electric door with an integrated pedestrian door.

### Front

Having a block-paved driveway suitable for parking multiple vehicles, a large gravel area and access to the garage.

### Rear

Being mainly lawn with a block-paved patio area, a wooden shed, various plants, trees, shrubs and bushes, a cold-water tap, security lighting and a slate chipped patio seating area.

### Agents Notes

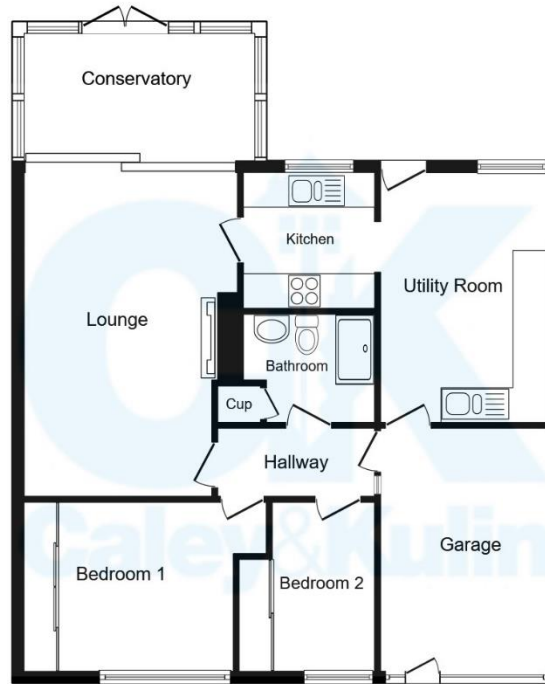
Tenure – Freehold  
Council Tax Band - D







\* A spacious two-bedroom bungalow located in a very desirable area \*



## Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

To view this property please contact Caley & Kulin on:

**Cannock:** 01543 396880 **Stafford:** 01785 559880

**Wolverhampton:** 01902 953923

**E-mail:** [info@candk.co.uk](mailto:info@candk.co.uk)

Staffordshire House, Clay Street, Penkridge, Stafford, ST19 5AF

**View this property online [candk.co.uk](http://candk.co.uk)**

**Council Tax Band:** D

**EPC Rating:** D

**Tenure:** Freehold

**Version:** CK1175/002



Find us on facebook

[facebook.com/candk.co.uk](https://facebook.com/candk.co.uk)



These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

See all our properties at [www.candk.co.uk](http://www.candk.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk)

