

Rees Page



45 The Spinney, Finchfield WV3 9EU

A delightful, modernised, and well-presented detached family home within this sought after area of Finchfield to the southwest of Wolverhampton and well served by surrounding amenities.

The extended accommodation on offer includes living room, open plan kitchen and dining areas, study and utility room, with WC off. Four bedrooms, one with en-suite, and a family bathroom.

Double glazed and centrally heated (where specified), and set within a corner position within a cul-de-sac, the property has landscaped grounds to the rear and side plus block paved driveway to the fore.

Viewing is highly recommended for full appreciation.

EPC = D

Offers Around

£385,000



Entrance

Is made via a upvc double glazed STORM PORCH with a ceiling light, meter cupboard, coat rack, tiled floor, and door into..

Lounge

14'10 – 14'6

With a large double glazed front window, ceiling and wall lights, radiator with cover, TV & Telephone points, laminate flooring, understairs cupboard, and double doors into..

Dining Room

14'9 – 10'2 max

With double glazed doors and windows to the rear garden, ceiling lights, radiator, built-in cupboards, and shelving and opening onto the kitchen area with dividing work surface.



Kitchen

8'2 – 8

A modern fitted kitchen with a range of wall and base cupboards, square edge work surfaces, inset sink & drainer, ceramic hob, electric double oven, tiled splashbacks, extractor canopy, ceiling light, floor level plinth lighting, double glazed rear window, plus door into..

Study/Utility

10'2 max – 7'11 max

A multipurpose room. Currently used as a home office/'gaming' room to one side and with Utility/whitegoods to the other. Comprising of a range of fitted shelving and desktop, radiator, lighting, roll edge work surface with space and plumbing below for washing machine and tumble dryer, double glazed side window, and door into..



WC

With a tiled floor, WC, washbasin with cupboard below, and inset ceiling light.

Stairs rise from the Lounge area to a first-floor landing.

Landing

With a ceiling light, loft access hatch, airing cupboard, and doors into..

Bedroom Three

12'7 – 8'3

With an entrance area having a double-glazed rear window, doors to en-suite and step down into the bedroom. With double glazed windows to the front and side, ceiling light, radiator, TV point and laminate flooring.



En-Suite

6'2 – 5'2

With a double-glazed rear window, ceiling light, pedestal washbasin, WC, shaver point, glazed corner shower cubicle, and a radiator.

Bedroom One

13'2 – 8'9

With a double-glazed front window, ceiling light, radiator and cover, laminate flooring and built-in wardrobes.

Bedroom Two

9'2 – 8'9

With a double-glazed rear window, ceiling light, radiator and cover, laminate flooring and built-in wardrobe.

Bedroom Four

9'6 max – 5'10 max (including built in cupboard).

With a double-glazed front window, ceiling light, radiator, and built-in cupboard.

Bathroom

6'3 – 6'

Having a modern fitted bathroom suite comprising of panel bath with shower over, vanity unit with washbasin and WC, heated towel rail, laminate flooring, ceiling lights, and a double-glazed rear window.

Outside

To the rear is a well-kept garden mostly to lawn, plus patio area, planted borders and, wooden summer house, cold water tap, wall lights, side patio plus wooden shed (with power), and gated side access to from driveway.

To the fore is a spacious block paved driveway plus side lawn and garden area, plus access to a store room.

Storeroom

8'4 – 6'4

With an up & over front door, wall light, power point, and an ideal logic combi boiler.

Location

The property is situated within the desirable are of Finchfield, to the popular southwest of Wolverhampton, and well served by an extensive range of shops, schools and amenities in the local and surrounding areas.

From the A454/Compton, turn onto Finchfield Hill, second left into The Spinney, follow to the right into the cul-de-sac, and the property can be found after a short distance on the left.

For SATNAV please use the postcode WV3 9EU

NB

Viewing is strictly by prior appointment with the vendors, via the agents.

Fixtures & fittings are potentially negotiable.

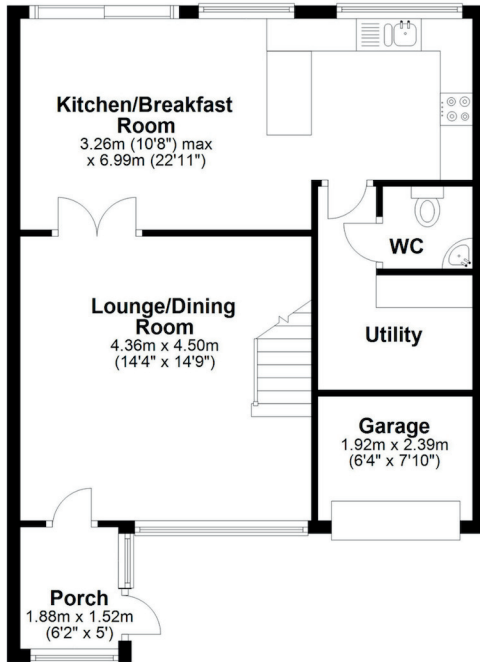
Carpets will remain in-situ as seen.

Title - Freehold

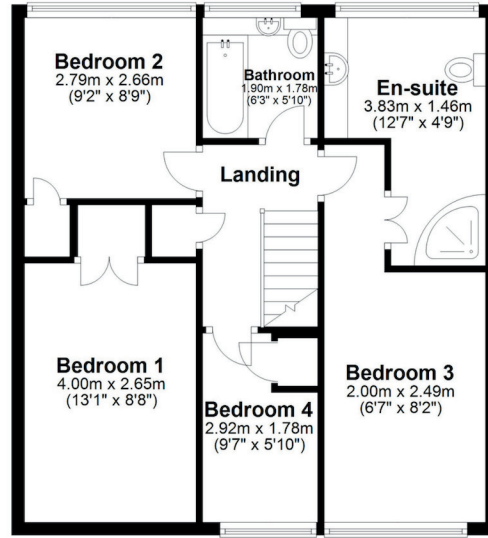
Council Tax - Wolverhampton Band D



Ground Floor



First Floor



These drawings are for illustrative purposes only, may not be to scale, and should not be wholly relied upon.
Plan produced using PlanUp.

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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly of travelling some distance.



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