

Rees Page



65 Finchfield Lane, Wolverhampton, WV3 8EE

Situated within a popular residential area, to the western fringe of Wolverhampton. This traditional family home will surely gain interest due to the potential it offers for remodelling and potential extension (subject to any necessary permissions).

In brief, the accommodation currently comprises, porch, hallway, two reception rooms, kitchen, three bedrooms and shower room, with the benefit of radiator central heating and double glazing (both where specified) plus a garage and gardens to the front, side and rear.

With no upwards chain and offers invited for consideration, viewing is highly recommended.

Offers Around

£ 275,000



Entrance

Is made under a canopy to a uPVC double-glazed door opening into a storm porch, with further door into

Reception Hall

With a ceiling light, radiator, telephone point, understairs cupboard and door into

Lounge

13' 6" max x 10' 11" max (4.11m x 3.33m)

Having a double-glazed front bay window, ceiling and wall lights, marble fireplace with gas fire, TV point and radiator.



Dining Room

11' 7" max x 11' 0" max (3.53m x 3.35m)

Having a ceiling light, stone fireplace, wall lights, TV point, radiator and patio doors to rear garden.

Kitchen

14' 2" max x 6' 8" min (4.32m x 2.03m)

Having a range of fitted wall and base units with roll edge work surfaces, tiled splashbacks, inset sink and drainer, plumbing for a washing machine, integrated electric oven and hob, Creda storage heater, ceiling lights, Worcester central heating boiler, plus double-glazed door and window to rear garden.



Stairs rise from the hallway to a first floor

Landing

With a double-glazed side window, ceiling light, loft access hatch and doors into

Bedroom One

14' 0" max x 11' 1" max (4.27m x 3.38m)

Having a double-glazed front bay window, ceiling and wall lights, TV point and radiator.

Bedroom Two

11' 7" max x 11' 0" max (3.53m x 3.35m)

Having a double-glazed rear window, ceiling light, built in cupboard with radiator, plus a further radiator fixed to the wall.



Bedroom Three

9' 0" x 5' 11" (2.74m x 1.80m)

Having a double-glazed front window, ceiling and wall lights, shelving and a radiator.



Shower Room

6' 0" x 5' 6" (1.83m x 1.68m)

With a shower cubicle, wash basin, WC, towel radiator, tiled walls, ceiling light and a double-glazed rear window.



OUTSIDE

To the rear is an established garden of lawn, patio, ornamental pond, flower borders, shed, cold water tap and side access.

To the fore is a lawned garden, driveway, and gated side access to the rear garden.

Garage

16' 7" x 11' 2" (5.05m x 3.40m)

With a range of fitted cupboards/shelving/work benches, strip light, double doors to front and single door to rear.



Location

Situated to the popular western fringe of Wolverhampton, and with a wealth of surrounding local amenities.

From the island at Merry Hill, turn into Finchfield Lane, follow for some distance and the property is situated on the left.

For SATNAV please use the postcode WV3 8EE.

NB

There is no upwards chain.

Curtains, carpets, and light fittings will remain in situ as seen.

The sellers inform us that partial underpinning was carried out at the same time as the property was extended in 1985.

Viewing is strictly by prior appointment with the agent. Offers are invited for consideration.



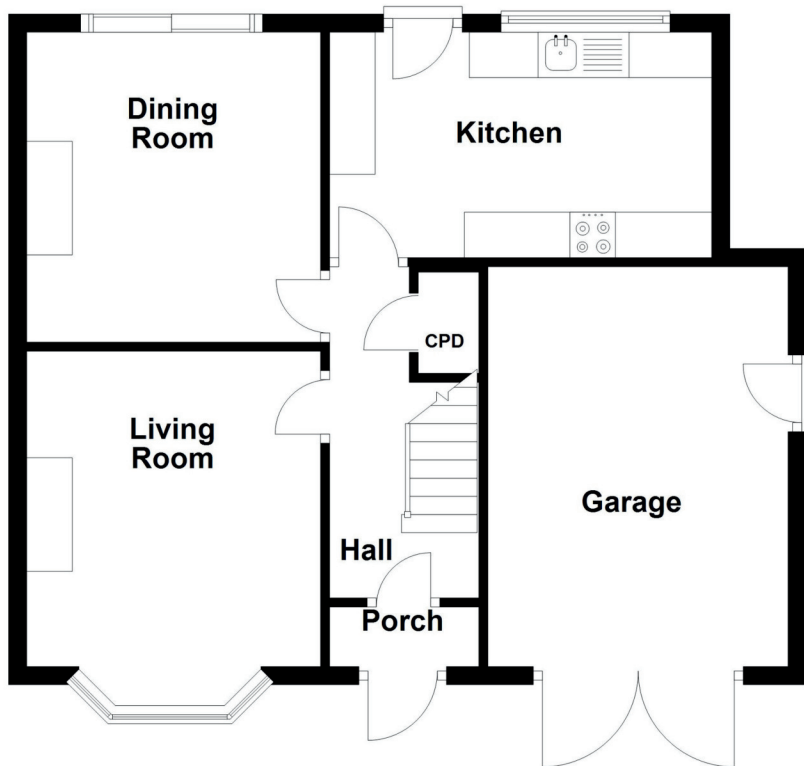
Council Tax: Wolverhampton Band C

Title: Freehold

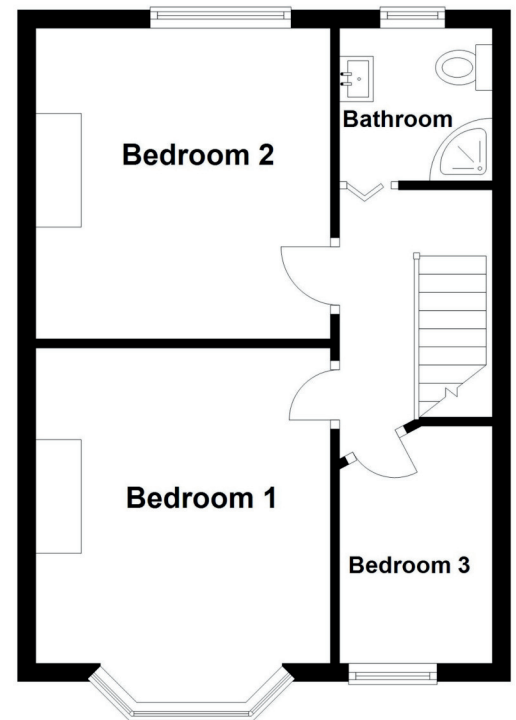
Energy Performance Rating: D

Total Floor Area = 72 square metres

Ground Floor



First Floor



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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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