



30 York Gardens, Finchfield, Wolverhampton, WV3 9BY

BERRIMAN
EATON

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A well located and well maintained detached family home standing in a sought after cul-de-sac setting

LOCATION

York Gardens lies off York Avenue in a prestigious Finchfield address which has long since been considered to be one of the finest addresses within the locality.

A wide range of local facilities are available within both Finchfield and Compton and Wolverhampton City Centre is within easy reach.

York Gardens is an ideal family environment as it is a cul-de-sac and is within easy reach of excellent schooling of high repute in both sectors.

ACCOMMODATION

A double glazed front door opens into the double glazed PORCH with a door opening into the LOUNGE which is a well-proportioned living room which is light and airy with double glazed patio doors to the front, a decorative fireplace with tiled hearth and ceiling coving. There is a large, open plan L-shaped LIVING KITCHEN which is the focal point of the ground floor. It provides a fine multipurpose everyday room with a well appointed kitchen area with a comprehensive range of wall and base mounted cupboards, a stainless steel sink, a four ring electric hob with filtration unit above and built under double electric oven, an integrated dishwasher, an integrated fridge, a stainless steel sink, tiled floor and part tiled walls and a double glazed window overlooking the garden. There is a dining area and a sitting area with double glazed windows to either side and a double glazed patio door to the garden. A door from the lounge opens into an INNER HALL with a cloaks cupboard and a GUEST CLOAKROOM with a WC and wash basin, a double glazed window and an interconnecting door to the garage.

Stairs from the hall rise to the galleried landing with a double glazed window, access to the roof space and an airing cupboard with hot water cylinder and slatted shelving. BEDROOM ONE is a good double room in size with a double glazed front window and a range of bedroom furniture including wardrobes, cupboards, chests of drawers and a knee hole dressing table. BEDROOM TWO is a good double room in size with a double glazed window overlooking the rear garden and BEDROOM THREE is also a good room in size with a double glazed window to the front. The BATHROOM has a well appointed contemporary suite with a panelled bath with shower over, WC and vanity unit with inset wash basin with cupboards beneath, tiled walls, integrated ceiling lighting, double glazed windows to the rear and side and a chrome towel rail radiator.

OUTSIDE

The house stands behind a wide DRIVEWAY laid in tarmac with brick paviour edging which provides ample off street parking and there is a gravelled bed to one side. There is an integral GARAGE with an elevating door, concrete floor, electric light and power, plumbing for a washing machine and venting for a tumble dryer.

Gated side access from the drive leads to the delightful REAR GARDEN with a paved patio to the rear of the property, a shaped lawn beyond with beds and borders and a paved terrace to the rear together with a timber garden shed.

We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND D - Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.
The property is FREEHOLD.

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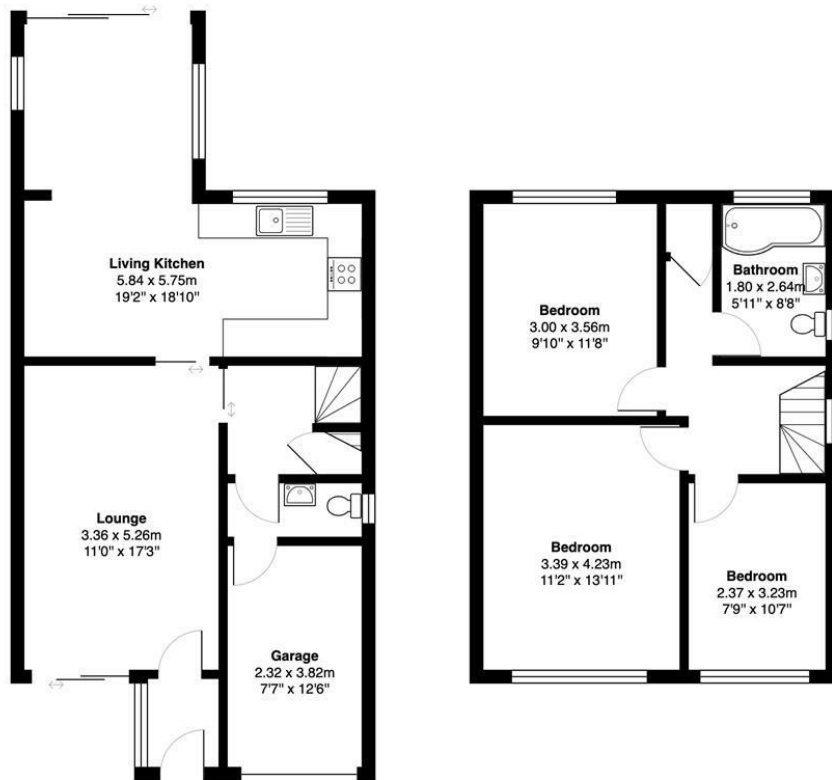
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Offers Around
£325,000

EPC: D

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



Total Area: 110.0 m² ... 1184 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
 NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS



