



3 Linden Lea, Wolverhampton, WV3 8BH

BERRIMAN  
EATON

# 3 Linden Lea, Wolverhampton, WV3 8BH

An immaculately presented family home standing in a particularly highly regarded address within easy reach of excellent local schooling. The property currently comprises fine three bedroom accommodation over two storeys, with off street parking and a charming rear garden.

## LOCATION

Linden Lea is enviably positioned near the range of amenities afforded at both Finchfield and Compton Village and is within convenient travelling distance of Wolverhampton City Centre. Situated between Bantock Park and Compton Road, the area is renowned for its schooling in both sectors and public transport can be found close by.

## DESCRIPTION

3 Linden Lea is an attractive semi detached house standing in a lovely position behind a paved driveway with a pleasant garden to the rear. The house has been well cared for and maintained over the years and benefits from modern appointments to all the rooms. There are double glazed windows, well-appointed kitchen and bathroom suites and neutral décor.

## ACCOMMODATION

A double glazed door opens into the HALL with a double glazed window to the rear GUEST CLOAKROOM with tiled flooring, WC, wash hand basin, double glazed window and a wall mounted Worcester Bosch boiler and a UTILITY ROOM with space for a washing machine. An open doorway from the hall opens into the BREAKFAST KITCHEN comprising wall and base mounted cupboards with fitted work surface, sink and drainer, space for a range style cooker, integrated ceiling lights, tiled flooring, a double glazed front window and a glazed door opening into the INNER HALL having an under stairs storage cupboard, tiled flooring, coved ceiling and a double glazed side door. The LOUNGE has a coved ceiling, wooden flooring, wiring for wall mounted lights, a feature fireplace with white surround and a double glazed window to the front elevation. The DINING ROOM has tiled flooring, feature wall panelling, picture rail, coving, and glazed double doors to the GARDEN ROOM having integrated ceiling lights, double glazed windows and roof lights and French doors to the rear.

Stairs rise to the FIRST FLOOR LANDING having a double glazed window and access to the boarded loft. BEDROOM ONE is a double room with a double glazed front window. BEDROOM TWO is a double room with built-in wardrobes and a double glazed rear window and BEDROOM THREE has a double glazed window to the side elevation. The BATHROOM is well appointed comprising a bath with rainfall shower over, WC, vanity unit with wash hand basin and cupboards below, tiled walls and flooring, integrated ceiling lights and a double glazed window.

The front of the property there is a hedged border to the front, DRIVEWAY affording off street

parking, a detached GARAGE providing space for a car and gated side access to the delightful REAR GARDEN having a paved patio, shaped lawn, well stocked beds and borders.

We are informed by the Vendors that all mains' services are connected

COUNCIL TAX BAND C – Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile – Ofcom checker shows there is some limited and likely coverage indoors with all four main providers having likely coverage outdoors.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

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### Wombourne Office

01902 326366

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### Lettings Office

01902 749974

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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

### Worcestershire Office

01562 546969

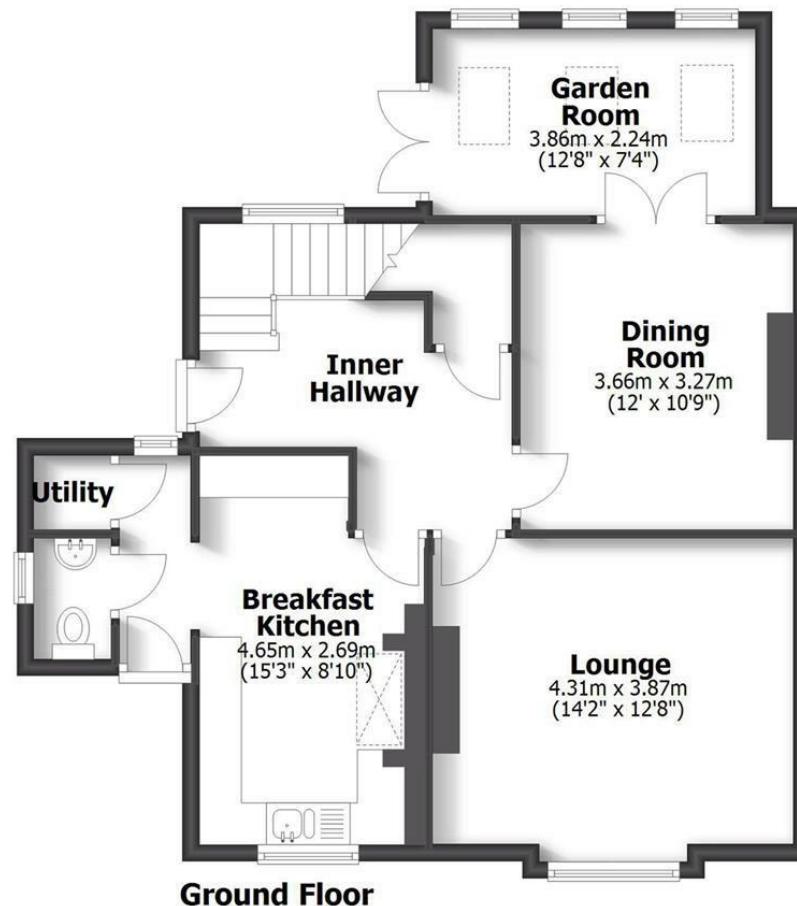
worcestershire@berrimaneaton.co.uk

Offers Around  
£375,000

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.

**3 LINDEN LEA**  
FINCHFIELD



HOUSE: 120.2sq.m. 1294sq.ft.

GARAGE: 15.2sq.m. 164sq.ft.

**TOTAL: 135.4sq.m. 1458sq.ft.**

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

