



76 York Avenue, Finchfield, Wolverhampton, WV3 9BU

BERRIMAN
EATON

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A detached property with three double bedrooms in a sought after residential location.

LOCATION

York Avenue is one of the most highly regarded in Finchfield which is, in itself, one of the most sought after suburbs within the Wolverhampton conurbation. Local facilities are easily available within the centres of both Finchfield and Compton and there is convenient travelling to the city centre. Furthermore, the area is particularly well served by schooling in both sectors.

DESCRIPTION

76 York Avenue offers well balanced living over both ground and first floors. There are three double bedrooms and a bathroom to the first floor along with two reception rooms, a breakfast kitchen, guest cloakroom and a laundry to the ground floor.

There is ample off street parking to the front, a garage and a rear garden along with solar panels, which we are advised are owned outright.

ACCOMMODATION

A glazed wooden door open into the HALL with storage cupboards and a GUEST CLOAKROOM with WC, corner wash basin with cupboards and a double glazed window. The LOUNGE has a double glazed window to the side, a formal fireplace with electric fire, wiring for wall lights and a picture window and door open into the DINING ROOM with double glazed windows to two elevations and a door to the garden. An open archway from the lounge leads into the BREAKFAST KITCHEN with a range of wall and base units with a double glazed window to the front, a double electric oven, a four ring gas hob with filtration unit above, integrated dishwasher, integrated fridge, space for dining and a door to the UTILITY with space and plumbing for a washing machine and tumble dryer, wall mounted Worcester Bosch boiler, a double glazed door to the rear garden and a double glazed door to the front.

Stairs from the hall rise to the first floor landing with a double glazed window to the side, storage cupboards and access to the loft via a drop down ladder. BEDROOM ONE is a double room in size with built in cupboards and a double glazed window. BEDROOM TWO is double in size and has a double glazed window to the front and an over stairs cupboard. BEDROOM THREE is also double in size with double glazed windows to two elevations. The BATHROOM has a bath with a handheld shower attachment, shower cubicle with waterfall head, vanity unit with wash basin with cupboards beneath and WC, a double glazed window and a heated ladder towel rail.

OUTSIDE

76 York Avenue sits behind a low rise boundary wall with a DRIVEWAY laid in tarmac leading to the GARAGE with an up and over door.

There is gated side access to an area of COURTYARD at the side of the property and the GARDEN has a shaped lawn, a shed and a terrace.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND F – 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 and Ultrafast are available
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.
The long term flood defences website shows low risk.

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Lettings Office

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Bridgnorth Office

01746 766499

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Wombourne Office

01902 326366

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Offers Around
£425,000

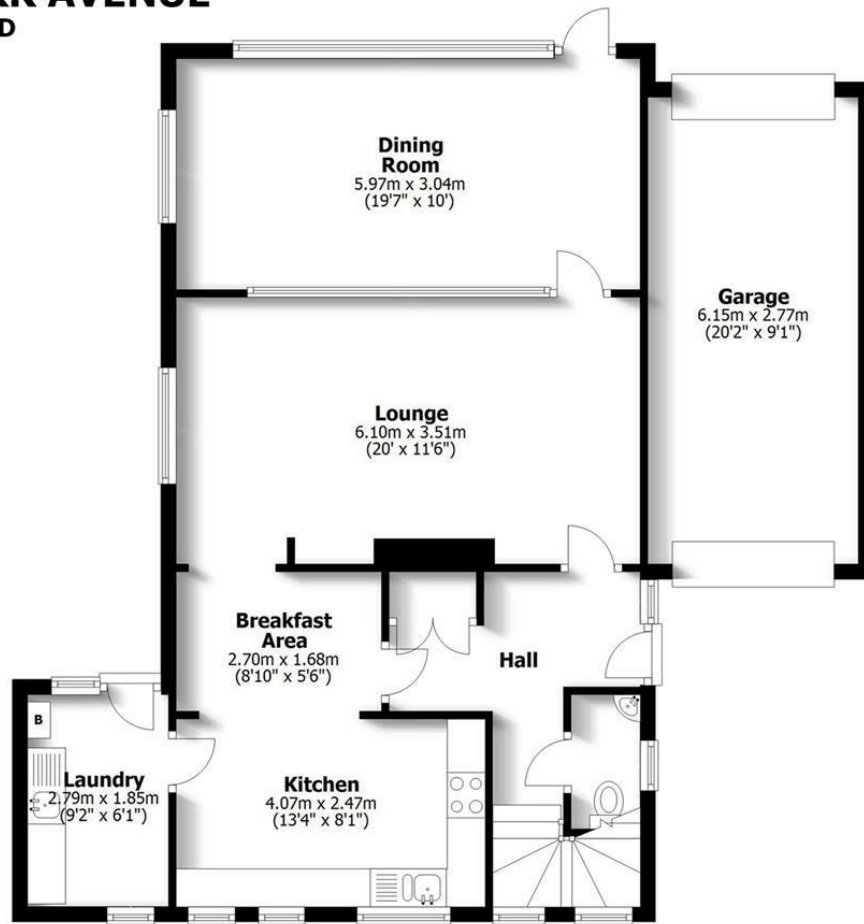
EPC:

www.berrimaneaton.co.uk

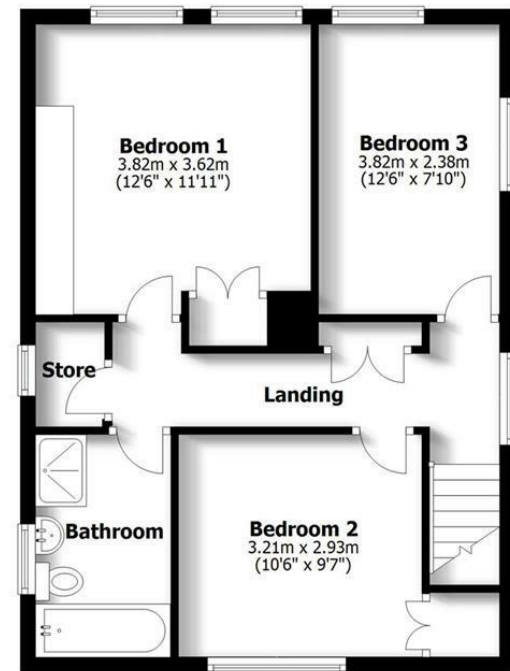
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



**76 YORK AVENUE
FINCHFIELD**



Ground Floor



First Floor

HOUSE: 123.5sq.m. 1330sq.ft.
GARAGE: 17sq.m. 183sq.ft.
TOTAL: 140.5sq.m. 1513sq.ft.

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

