



4 Mirbeck Close, Finchfield, Wolverhampton, WV3 9EG

BERRIMAN
EATON

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A four bedroom detached house with well proportioned accommodation set over three floors.

LOCATION

Finchfield boasts a thriving community with a range of local amenities within walking distance of Finchfield

Shopping parade. There is easy travelling including regular bus services to the City Centre and the area is well served by schooling including Westacre Infants and Uplands Junior with St. Peters, The Girls High School, Wolverhampton Grammar School and Tettenhall College all being within a few minutes drive. Nearby is the picturesque open space of Bantock Park providing recreational facilities with its playing fields, and playground.

DESCRIPTION

4 Mirbeck Close is an ideal family home with well proportioned accommodation over both ground, first and second floors with two reception rooms, a breakfast kitchen, laundry and Guest Cloakroom to the ground floor, three bedrooms an ensuite shower room and house bathroom to the first floor, the principal bedroom with ensuite to the second floor. The property benefits from a driveway, garage and rear garden along with double glazing and gas central heating.

ACCOMMODATION

A double glazed front door opens into the HALL with laminate flooring, and a GUEST CLOAKROOM with WC, wash hand basin, tiled floor, further glazed door, to the LOUNGE having a double glazed bow window to the front, a feature fireplace with 'living flame' gas fire, laminate flooring, archway to DINING ROOM with laminate flooring and double glazed French doors to the rear garden a further door opens into the BREAKFAST KITCHEN with a range of wall and base units with working surface over, tiled splash back, a sink and drainer with double glazed window to rear, integrated appliances including a five ring gas hob with extractor fan above, electric oven, fridge and freezer, dishwasher, tiled flooring and a door to the LAUNDRY having base units, stainless steel sink and drainer, plumbing for automatic washing machine, wall mounted central heating boiler, tiled floor, double glazed window and door to the rear.

Stairs from the hall rise to the first floor galleried landing and a further staircase to the second floor.. BEDROOM ONE is a good size double room, having a double glazed window to the front an EN-SUITE SHOWER ROOM with a shower cubicle, WC, wash basin, part tiled walls, integrated ceiling lighting and a double glazed window to front. There are TWO further DOUBLE ROOMS with double glazed windows. The HOUSE BATHROOM comprises p-shaped panelled bath with shower over, WC, pedestal hand basin, tiled flooring and double glazed window to rear. The PRINCIPAL SUITE is located on the second floor and has fitted wardrobes, double glazed skylights to the rear and an EN-SUITE SHOWER ROOM comprising shower cubicle, wash basin on vanity unit with cupboard beneath, WC, tiled flooring and skylight.

OUTSIDE

The property sits behind a DRIVEWAY laid in block-paving and providing off-street parking, there is a lawn to one side. The GARAGE has an electric up and over door, light and power.

There is gated side access to the REAR GARDEN having paved patio and shaped lawn.

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

COUNCIL TAX BAND E – Wolverhampton Council

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.

The long term flood defences website shows very low

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Offers Around
£425,000

EPC: C

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.



GROUND FLOOR PLAN

Ground Floor

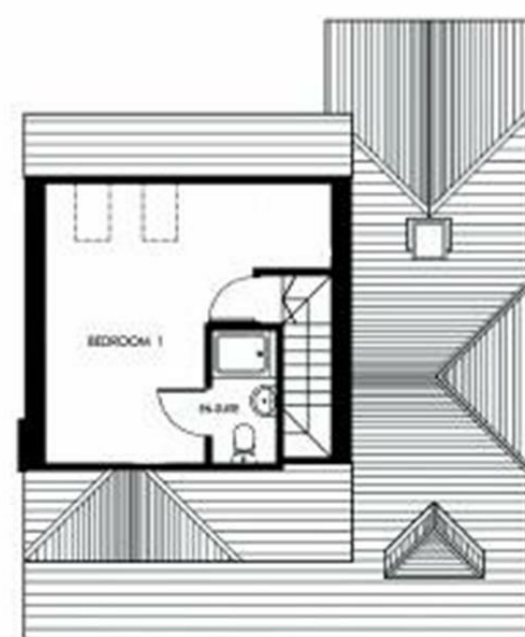
Hall & Cloakroom	
Lounge	14'8" x 8'10" (4.48 x 2.69m)
Dining Room	8'10" x 8'9" (2.69 x 2.65m)
Kitchen	17'0" x 8'9" (5.17 x 2.65m)
Utility	
Garage	17'3" x 9'0" (5.25 x 2.74m)



FIRST FLOOR PLAN

First Floor

Bathroom	
Bedroom 2	21'7" x 8'10" (6.59 x 2.69m)
Bedroom 3	13'5" x 9'3" (4.08 x 2.83m)
+en-suite	
Bedroom 4	9'3" x 8'9" (2.83 x 2.67m)



SECOND FLOOR PLAN

Second Floor

Bedroom 1	16'4" x 15'11" (4.97x4.85m)
+ en suite	

