



## 33 FINCHDENE GROVE

WOLVERHAMPTON, WV3 8BG

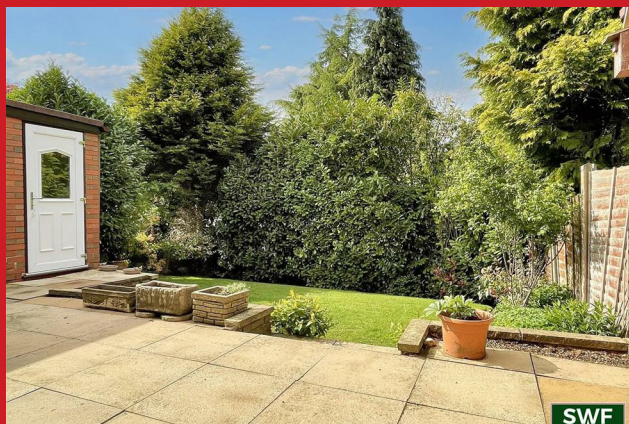
OFFERS IN THE REGION OF £295,000  
FREEHOLD

Two bedroom link-detached bungalow in a highly sought after cul-de-sac location off Linden Lea, well located for nearby Bantock Park and access into the city centre. Extremely well presented throughout the property comprises hallway, lounge/diner, breakfast kitchen, two double bedrooms and bathroom. A driveway and garage provide off road parking, and to the rear is an attractive garden with a private outlook.



# 33 FINCHDENE GROVE

- LINK-DETACHED BUNGALOW • POPULAR CUL-DE-SAC LOCATION • WELL PRESENTED THROUGHOUT • TWO BEDROOMS • LOUNGE / DINING ROOM • BREAKFAST KITCHEN • PLEASANT REAR GARDEN • GARAGE



## APPROACH

The property is approached via a driveway providing off road parking leading to a side garage and doorway to the entrance hall.

## ENTRANCE HALL

Radiator, built in cloaks and airing cupboards.

## LOUNGE/DINING ROOM

Double-glazed sliding patio door to the rear, radiator, feature fireplace with inset gas fire.

## BREAKFAST KITCHEN

Double-glazed window to the rear, radiator, range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a 1 1/4 bowl sink and drainer unit with mixer tap. Doorway leads to the rear garden.

## BEDROOM ONE

Double-glazed bay window to the front, radiator, fitted wardrobes.

## BEDROOM TWO

Double-glazed window to the front, radiator.

## BATHROOM

Double-glazed obscure window to the side, radiator, part tiled walls, white suite comprising close-coupled w.c, pedestal wash hand basin and panelled bath.

## GARAGE

Up and over door to the front, doorway to the rear garden.

## REAR GARDEN

To the rear of the property is a pleasant enclosed garden with paved patio and lawn beyond, well screened with mature trees and shrubs to provide a private rear outlook.

## OTHER INFORMATION

The property is one of four bungalows located at the end of the cul-de-sac off a short section of shared private driveway.

## PROPERTY INFORMATION

Title - The property is understood to be freehold

Services - The agents understands that mains gas, water, electricity and drainage are available.

Council Tax - Wolverhampton City Council - Tax Band D

Anti-Money Laundering Regulations - In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £25.00 (including VAT) for each purchaser and any giftors contributing funds. This check is done prior to the issue of a sales memorandum. Please note that this charge is non-refundable.

Broadband - Ofcom checker shows Standard / Superfast

/ Ultrafast are available

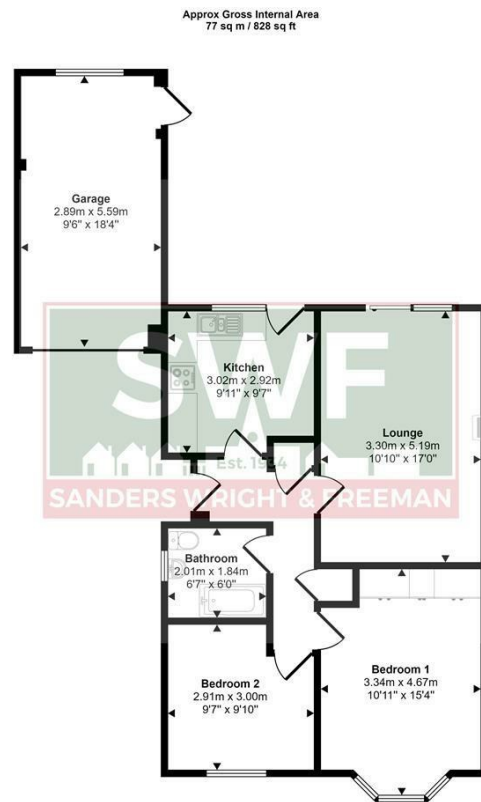
Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - <https://www.ofcom.org.uk/mobile-coverage-checker>

Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

Flood Risk - Please use this link to check the long term flood risk for an area in England - <https://www.gov.uk/check-long-term-flood-risk>

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Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements