



6 Willow Bank
Finchfield
WV3 9HH

BARTLAM'S

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Situated within a much favoured neighbourhood about two miles to the west of the city centre and particularly well served by local amenities at both the Finchfield and Compton shopping precincts, this stylish link-detached residence offers surprisingly spacious accommodation of versatile three / four bed roomed layout with a superbly refurbished specification.

Presented and appointed to a high standard, the house features an impressive 29ft Living Room, attractively equipped Kitchen incorporating range of integrated appliances, adaptable Sitting / Dining Room or fourth Bedroom with fully fitted Shower Room adjacent, three comfortably proportioned first floor Bedrooms and elegant Bathroom. Gas-fired central heating is installed to radiators and complemented by upvc-framed double glazed windows. The property also includes forecourt parking facilities in addition to the 22ft Garage and to the rear of which is a Utility / Laundry Room.

Internal inspection is essential for full appreciation of size, style and quality.

Price Guide: Offers Around £225,000

Ground Floor

Entrance Lobby having double glazed door.

Living Room 28'11" x 11'9" (max) 8'8" (min) having double glazed window to front, two central heating radiators, wall-mounted 'living flame' gas fire, inset ceiling downlighters, double glazed patio door to rear garden.

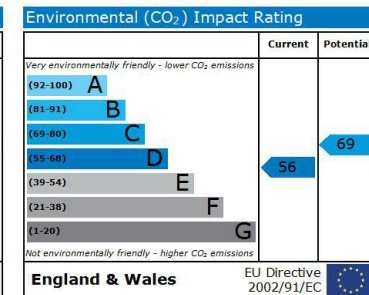
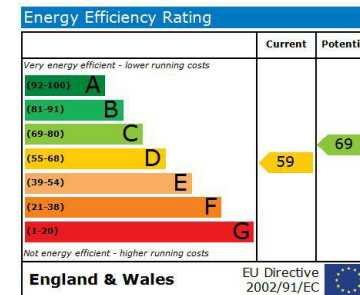
Kitchen 13'0" x 8'0" having excellent range of contemporary-style fittings in a cream panelled finish comprising floor-based cupboards with laminated work surfaces, inset 1 ½ bowl stainless steel sink unit, wall-mounted cupboards. Integrated Lamona oven with four-plate hob and extractor canopy. Built-in automatic dishwasher, refrigerator and freezer. Ceramic tile splashbacks. Inset ceiling downlighters. Double glazed window to front. Double glazed door to garage.



Outside

Forecourt parking facilities with access to **Garage** 22'3" x 8'6" having doors linking with kitchen and shower room and rear door to **Utility / Laundry** 8'7" x 6'4" having fitted cupboard and laminated work surface, plumbing for automatic washing machine, double glazed window and door to rear.

Enclosed rear garden having full-width paved patio, gravelled bed and lawn.



Inner hall with built-in store cupboard.

Sitting Room / Bedroom 4 11'5" x 11'0" (max) having central heating radiator, inset ceiling downlighters, double glazed French window to rear garden.

Shower Room having white suite comprising shower cubicle, pedestal hand basin and low flush wc. Tiled walls. Slatted chrome central heating radiator / towel rail. Inset ceiling downlighters. Double glazed window and door to garage.

First Floor

Landing with built-in cupboard housing Sime gas-fired central heating boiler.

Bedroom 1 11'2" x 12'7" (max) 8'0" (min) having double glazed window to front, central heating radiator.

Bedroom 2 9'9" x 8'0" having central heating radiator, double glazed window to rear.

Bedroom 3 11'11" x 6'1" (min) having central heating radiator, double glazed window to rear.

Bathroom having white suite comprising panelled bath with mixer taps and wall-mounted shower attachment, pedestal hand basin and low flush wc. Tiled walls. Slatted chrome central heating radiator / towel rail. Inset ceiling downlighters. Double glazed window. Built-in cupboard.

FIXTURES AND FITTINGS: Items of fixtures and fittings not mentioned in these sales particulars are either excluded from the sale or may be available by separate negotiation. Please make enquiries with either the vendor or agents in this regard.

PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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