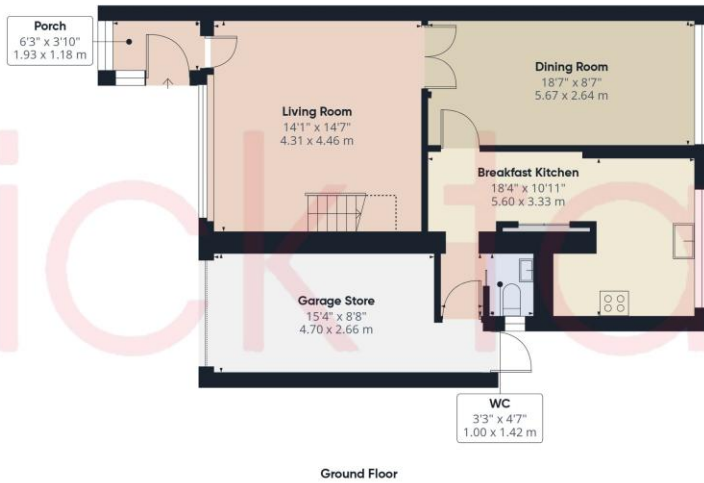


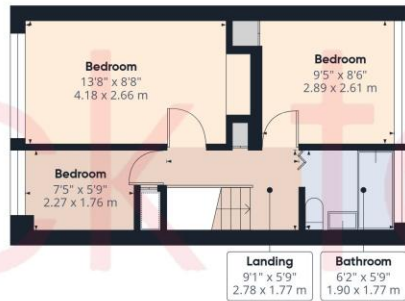


nick tart

41 The Spinney, Finchfield, Wolverhampton, WV3 9EU



Ground Floor



Floor 1



Approximate total area¹⁾

1060 ft²
98.5 m²

Reduced headroom

15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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41 The Spinney, Finchfield, WV3 9EU

- Porch
- Living room
- Dining room
- Breakfast kitchen
- 3 Bedrooms
- Bathroom
- Downstairs WC
- Garage store

Ground floor

Entrance porch which is approached via the side with obscure glass and tiled flooring and has internal door to...

Living room which has a feature fireplace with marble effect back and hearth, UPVC double glazed windows to the fore, radiator and a staircase rising to the first floor.

Dining room which has a radiator, UPVC double glazed windows to the rear and an internal door to the...

Kitchen which has a matching range of wall and base level units with work surfaces over, breakfast bar, 1 ½ bowl sink unit with mixer tap, plumbing for washing machine and dishwasher, radiator, electric oven with gas hob and extractor fan over, tiled flooring and adjacent door to...

Downstairs cloakroom which has a WC, wash hand basin and a heated towel rail.

First floor

Landing which has a hatch to roof space, storage cupboard housing the gas combination boiler and doors too...

Bathroom which has a suite comprising of panel bath with electric *Triton* shower unit over, WC, a wash hand basin with mixer tap and vanity unit under, heated towel rail, tiled flooring, fully tiled walls, inset spot lighting and UPVC double glazed window with obscure glass to the rear.

Bedroom which has a built-in wardrobe, radiator and UPVC double glazed windows to the rear.

Bedroom which has a range of fitted wardrobes with matching overhead storage, radiator and UPVC double glazed windows to the fore.

Bedroom which has a built-in storage cupboard, radiator and UPVC double glazed windows to the fore.

Outside

To the rear of the property is a **garden** which is laid to lawn with pleasant flower and shrub borders surrounding with an internal door leading to... **Garage store** which has an up and over door, light points and an internal door to the kitchen.

To the front of the property is a block pave **driveway** that allows off road parking.

EPC – C69

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected.

Council Tax – Band D (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

Anti Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary, To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.



Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.

