



6 Broughton Road, Finchfield, Wolverhampton, WV3 9AL



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A well located ground floor apartment which has recently been fully refurbished throughout and which is presented in an immaculate condition in a sought after location within easy reach of the local amenities available within Finchfield. The property benefits from off street parking to the front and a garden to the rear.

LOCATION

Broughton Road lies between White Oak Drive and Westacre Crescent in a popular and established residential suburb to the west of the city centre. Finchfield provides a comprehensive range of local amenities which are ideal for everyday needs and there are regular public transport services to the further, more extensive amenities provided by the city centre.

DESCRIPTION

The apartment stands on the ground floor of a modern, purpose built two storey development and benefits from well proportioned rooms throughout. The property has recently been refurbished and benefits from modern kitchen and bathroom suites, double glazed windows, gas fired central heating and superb décor.

Unusually for a property of this nature the apartment benefits from allocated off street parking to the front and a section of garden to the rear.

ACCOMMODATION

A double glazed front door opens into the HALL with tiled floor, dado rail, a storage cupboard and a large, walk in utility cupboard with plumbing for a washing machine, coat hooks and a gas fired central heating boiler. The RECEPTION ROOM is a well proportioned living area with ample space for both lounge and dining with a double glazed window to the front, a decorative fireplace with electric fire and coved ceiling. The KITCHEN has a well appointed range of wall and base mounted cupboards and drawers with tiled floor and part tiled walls, space for an electric cooker with filtration unit above, plumbing for a dishwasher, a stainless steel sink and coved ceiling. The BEDROOM is a good double room in size with a double glazed window to the front,

coved ceiling and store cupboard and the BATHROOM has a modern, white suite with a panelled bath with mixer tap with shower attachment, pedestal basin and WC, tiled floor, tiled walls with mosaic dado relief and a double glazed window.

OUTSIDE

The apartment stands behind a gravelled DRIVEWAY providing ample off street parking with paved path leading to the side of the building giving access to the front door. Gated side access leads to the REAR GARDEN area with the apartment benefiting from the private use of the left hand side of the garden and also from an external store.

LEASE

The property is held on a lease of 125 years from 1st September 2003. We are awaiting information with regards to the service charge and ground rent and we recommend that you arrange for your solicitor to verify this information.

We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND A - Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.

**13/15 High Street
Tettenhall
Wolverhampton
WV6 8QS
01902 747744**

tettenhall@berrimaneaton.co.uk

**22/23 Whitburn Street
Bridgnorth
Shropshire
WV16 4QN
01746 766499**

bridgnorth@berrimaneaton.co.uk

**High Street
Wombourne
Wolverhampton
WV5 9DP
01902 326366**

wombourne@berrimaneaton.co.uk

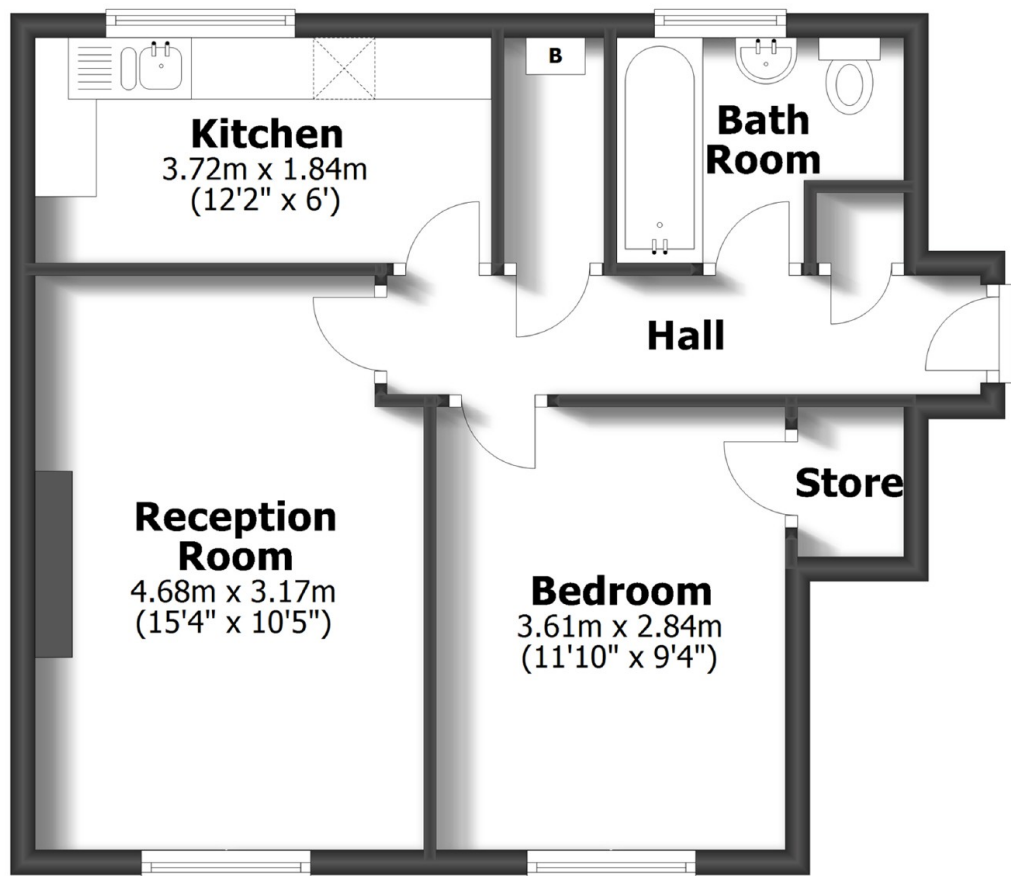
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IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and 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.

6 BROUGHTON ROAD FINCHFIELD



Ground Floor



TOTAL: 45.1sq.m. 486sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

