



## 53 YORK AVENUE, FINCHFIELD WOLVERHAMPTON, WV3 9BX

OFFERS IN EXCESS OF £500,000  
**FREEHOLD**

Spacious detached family home in a highly sought after location, available with NO ONWARD CHAIN. Extended to the rear, the impressive accommodation includes an inviting reception hall and gallery landing, guest cloakroom, living room, sitting room, dining room, dining kitchen, four bedrooms with Jack and Jill en-suite to bedrooms one and two, family bathroom and separate w.c. A generous rear garden provides a most pleasant rear outlook, and to the front is a driveway providing off road parking.





# 53 YORK AVENUE

- NO ONWARD CHAIN • EXTENDED TO REAR • THREE RECEPTION ROOMS • JACK AND JILL EN-SUITE • DINING KITCHEN • GENEROUS GARDEN TO REAR • SOUGHT AFTER LOCATION • GROUND FLOOR W.C.



## APPROACH

The property is approached via a driveway providing off road parking for several vehicles. A gated side passage provides access to the rear.

## ENTRANCE PORCH

## RECEPTION HALL

Radiator, staircase to the first floor landing.

## GUEST CLOAKROOM

Tiled floor, towel rail, close-coupled w.c, sink with vanity unit.

## SITTING ROOM

Double-glazed bay window to the front, radiator.

## LIVING ROOM

Double-glazed sliding patio door to the rear, radiator.

## DINING ROOM

Double-glazed window to the rear, radiator.

## DINING KITCHEN

Double-glazed windows to the side and rear, doorway to the side, ceiling down lights, range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a sink and drainer unit with mixer tap, built in oven and four ring gas hob.

## FIRST FLOOR LANDING

Double-glazed window to the front, radiator, loft access hatch.

## BEDROOM ONE

Double-glazed window to the rear, radiator, doorway to Jack and Jill en-suite.

## BEDROOM TWO

Double-glazed window to the front, radiator, doorway to Jack and Jill en-suite.

## JACK AND JILL EN-SUITE

Double-glazed obscure window to the side, towel rail, close-coupled w.c, pedestal wash hand basin, corner shower enclosure.

## BEDROOM THREE

Double-glazed window to the front, radiator.

## BEDROOM FOUR

Double-glazed window to the rear, radiator.

## BATHROOM

Double-glazed obscure window to the rear, radiator, suite comprising panelled bath, shower enclosure, and sink with vanity unit.

## SEPARATE W.C.

Double-glazed obscure window to the side, low-level w.c.

## GARAGE

Double doors to the front.

## REAR GARDEN

To the rear of the property is a generous mature lawned garden.

## SERVICES

The agent understands that mains gas, electricity, water and drainage are available.

## TENURE Freehold

The property is freehold.

## COUNCIL TAX

Wolverhampton City Council - Tax Band F

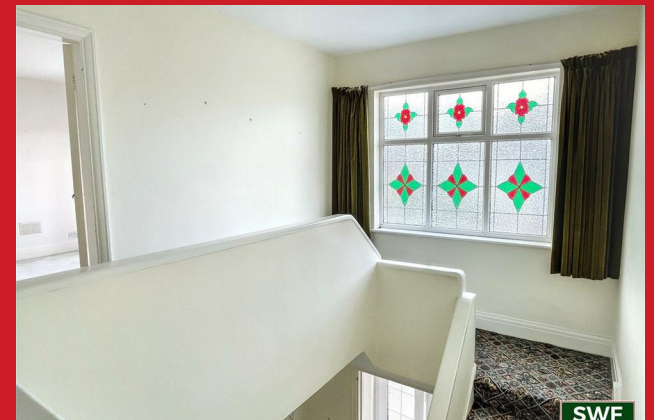
## BROADBAND

Ofcom checker shows Standard / Ultrafast are available

Ofcom provides an overview of what is available.

Potential purchasers should contact their preferred supplier to confirm availability and speed

## 53 YORK AVENUE









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### ADDITIONAL INFORMATION

**Local Authority** – Wolverhampton

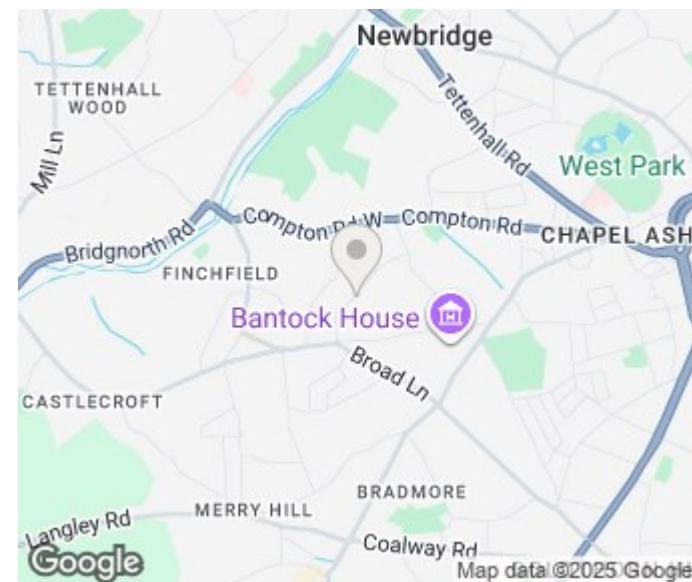
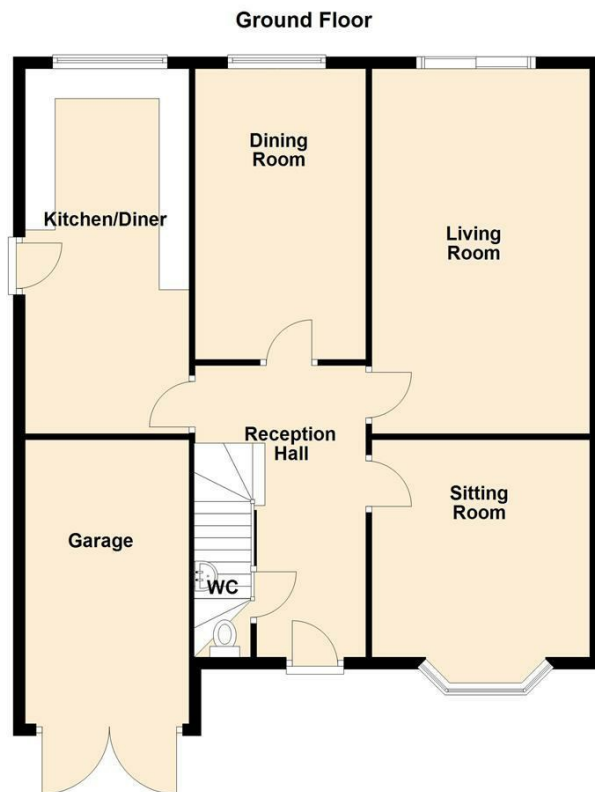
**Council Tax** – Band F

**Viewings** – By Appointment Only

**Tenure** – Freehold







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	59	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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