



6 Broughton Road, Finchfield, Wolverhampton, WV3 9AL

**BERRIMAN**  
**EATON**

## 6 Broughton Road, Finchfield, Wolverhampton, WV3 9AL

A well located ground floor apartment which is presented in an excellent 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 purpose built two storey development and benefits from well proportioned rooms throughout. The property benefits from modern kitchen and bathroom suites, double glazed windows, gas fired central heating and neutral décor.

Unusually for a property of this nature there is the benefit of 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 property benefiting from the private use of the left hand side of the garden and also from an external store.

### LEASE DETAILS

The property is held on a lease of 125 years from 1st September 2003 therefore having approximately 102 years remaining. The ground rent is £10 per annum and the service charge for 2025 – 2026 is £424.60.

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND A – Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall Office.

The property is LEASEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available

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 check availability and speeds.

The long term flood defences website shows very low

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EPC: C

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**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

