



30 Sabrina Road, Wightwick, Wolverhampton, WV6 8BP

BERRIMAN
EATON

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A well located two bedroomed bungalow standing in a highly regarded address with a beautifully laid out garden to the rear

LOCATION

Sabrina Road is a highly regarded residential address on the western fringes of the Wolverhampton conurbation. All amenities are within convenient reach with shopping facilities in Compton, Tettenhall Wood, Tettenhall Village and Perton.

Furthermore, there is easy travelling to the city centre itself with regular bus services running along the length of the Bridgnorth Road.

DESCRIPTION

30 Sabrina Road has been well looked after by the current owner but would now benefit from a scheme of refurbishment to realise its true potential.

The property has beautiful front and rear gardens along with a driveway and garage and benefits from well-proportioned accommodation throughout.

ACCOMMODATION

A panelled door opens into the PORCH with a double glazed window to the front and a glazed door and matching side panel opening into the HALL with access to the roof space and ceiling coving and a GUEST CLOAKROOM with a fitted suite of WC and wall hung wash basin, tiled floor and walls and a double glazed window to the side. There is an L-shaped reception room which is shaped to incorporate a SITTING ROOM with a light corner aspect with double glazed windows to both the front and side, a living flame coal effect gas fire standing in an elegant marble surround, wiring for wall lights, ceiling coving and an open doorway into the DINING ROOM which has ceiling coving and a glazed door and window opening into the GARDEN ROOM with double glazed windows and patio doors to the garden. The KITCHEN has a range of wall and base mounted cupboards, space for an electric cooker, plumbing for a washing machine, a floor mounted gas fired central heating boiler, part tiled walls, a window into the garden room and a door into a SIDE HALL with an internal door to the garage, an external door to the car port and a LAUNDRY with wall and base mounted cupboards, a stainless steel sink, plumbing for a washing machine and venting for a tumble dryer.

BEDROOM ONE is a good double room in size with a wide bank of fitted wardrobes, ceiling coving and a double glazed window overlooking the rear garden. BEDROOM TWO is also a good double room in size with fitted wardrobes and cupboards above the bedhead recess, ceiling coving and a double glazed window to the front. There is a BATHROOM with a fitted suite with a tiled shower cubicle, panelled bath, WC and pedestal basin, tiled floor and walls and a double glazed side window.

OUTSIDE

The property stands behind a shaped front lawn with stocked beds and boarders together with a DRIVEWAY to one side providing ample off street parking. There is a CAR PORT. A glazed door opens into the STUDY, which was formerly the garage, with fitted book and display shelving.

There is gated side access to a charming REAR GARDEN with a paved patio to the rear of the house, a large lawn with particularly well stocked beds and borders which have reached a full degree of maturity and the garden benefits from an excellent degree of privacy. There are two garden sheds and an external water supply.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND E – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

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

Mobile – Ofcom checker shows three of the four main providers cover the area inside and all four cover the area externally.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£374,950

EPC: D

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.



**30 Sabrina Road
Wightwick**



TOTAL: 119.7sq.m. 1288sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE

