



19 Sandringham Road, Wolverhampton, West Midlands, WV4 5TB

BERRIMAN
EATON

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Sandringham Road is a semi-detached family home which has been considerably improved during their tenure and has off road parking for several vehicles, garage and good sized rear garden.

(WOMBOURNE OFFICE) EPC: D

LOCATION

Sandringham Road is nestled within a favoured residential neighbourhood in Penn and is convenient for the local amenities nearby and the further more extensive facilities afforded by the City Centre itself are within easy travelling distance. The area is well served by a range of schooling in both sectors and public transport is readily available nearby.

DESCRIPTION

Sandringham Road is a semi-detached family home which has been considerably improved during their tenure and has off road parking for several vehicles, garage and good sized rear garden. The internal accommodation briefly comprises open plan living room, fitted breakfast kitchen with integrated appliances to the ground floor. To the first floor there are three bedrooms and a white bathroom suite. The property benefits from central heating and double glazing.

ACCOMMODATION

The ENTRANCE HALLWAY is accessed via a composite door with opaque inserts and matching side and top panel. The staircase rises to the first floor landing with wooden balustrades and understairs storage, radiator and tiled floor. The large LIVING ROOM has a double glazed curved window to the front elevation, two radiators and French door with side windows leading to the rear garden. The KITCHEN/BREAKFAST ROOM is fitted with a range of high quality high gloss wall and base units with complementary butchers block work surfaces with inset single drainer stainless steel unit with mixer tap, integrated appliances including fridge, freezer, dishwasher, microwave, double oven, 4 ring ceramic hob with fitted chimney extractor, vertical radiator, tiled floor, underfloor electric heating, double glazed sky light, double glazed door with opaque top and double glazed window to the rear elevation. A uPVC door leads into the GARAGE which has electronically operated rolled shutter door, space and plumbing for washing machine and tumble dryer. Wall mounted central heating Worcester Bosch boiler, fitted storage cupboards, currently being used a UTILITY ROOM and strip lights.

The staircase rises to the first floor LANDING having balustrades, a double glazed window to the side elevation and large loft access via pull down ladder to boarded loft with lighting. The BATHROOM is fitted with a contemporary white suite and comprises walk-in curved glazed shower cubicle with multi headed shower, panelled bath with shower attachment, a large vanity wash hand basin, low level W.C., chrome heated ladder towel rail, spot lights, wall and floor tiling and double glazed opaque window to the rear elevation. The PRINCIPAL BEDROOM has a radiator, wardrobes with mirrored doors (maybe available by separate negotiation), wall light point and double glazed curved window to the front elevation. BEDROOM TWO has a double glazed window to the rear elevation, wardrobes (maybe available by separate negotiation) and radiator. BEDROOM THREE has a double glazed window to the front elevation, over stairs recess and a radiator.

OUTSIDE

There is a large creteprint driveway suitable for off road parking for several vehicles, fence boundary and low dwarf wall. The rear garden has a decorative patio area with steps leading down to a large lawn with planted borders and enclosed fencing.

TENURE

FREEHOLD

SERVICES

We are informed by the Vendors that all main services are installed.

COUNCIL TAX

BAND C – Wolverhampton CC

POSSESSION

Vacant possession will be given on completion.

VIEWING

Please contact the Wombourne office.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

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01746 766499

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Offers Around
£300,000

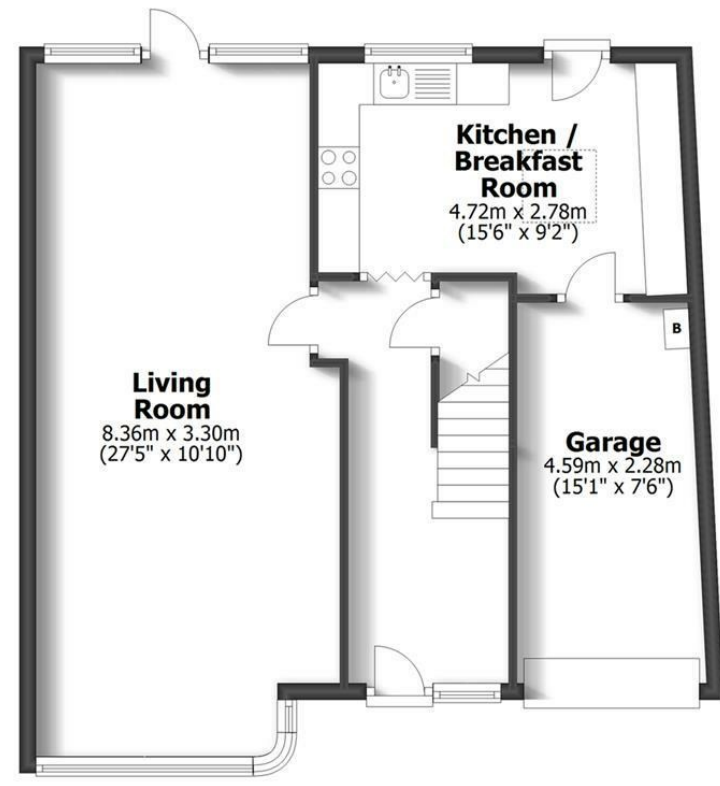
EPC: D

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.

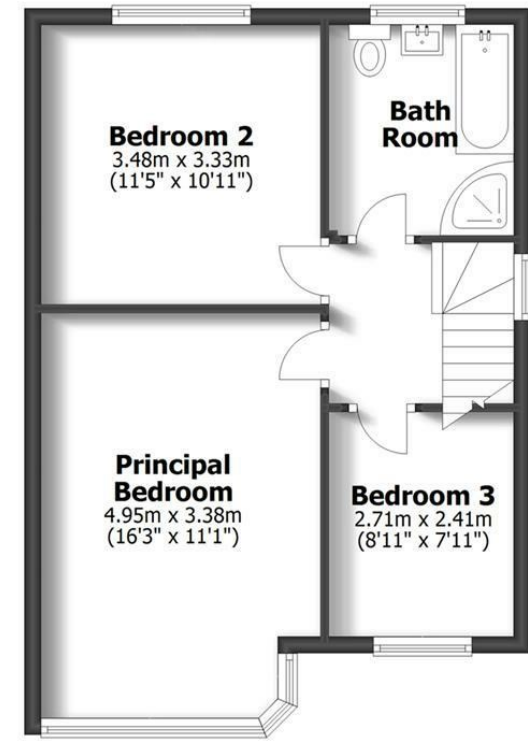


19 Sandringham Road
Penn

HOUSE: 97.1sq.m. 1046sq.ft.
 GARAGE: 10sq.m. 107sq.ft.
TOTAL: 107.1sq.m. 1153sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor

