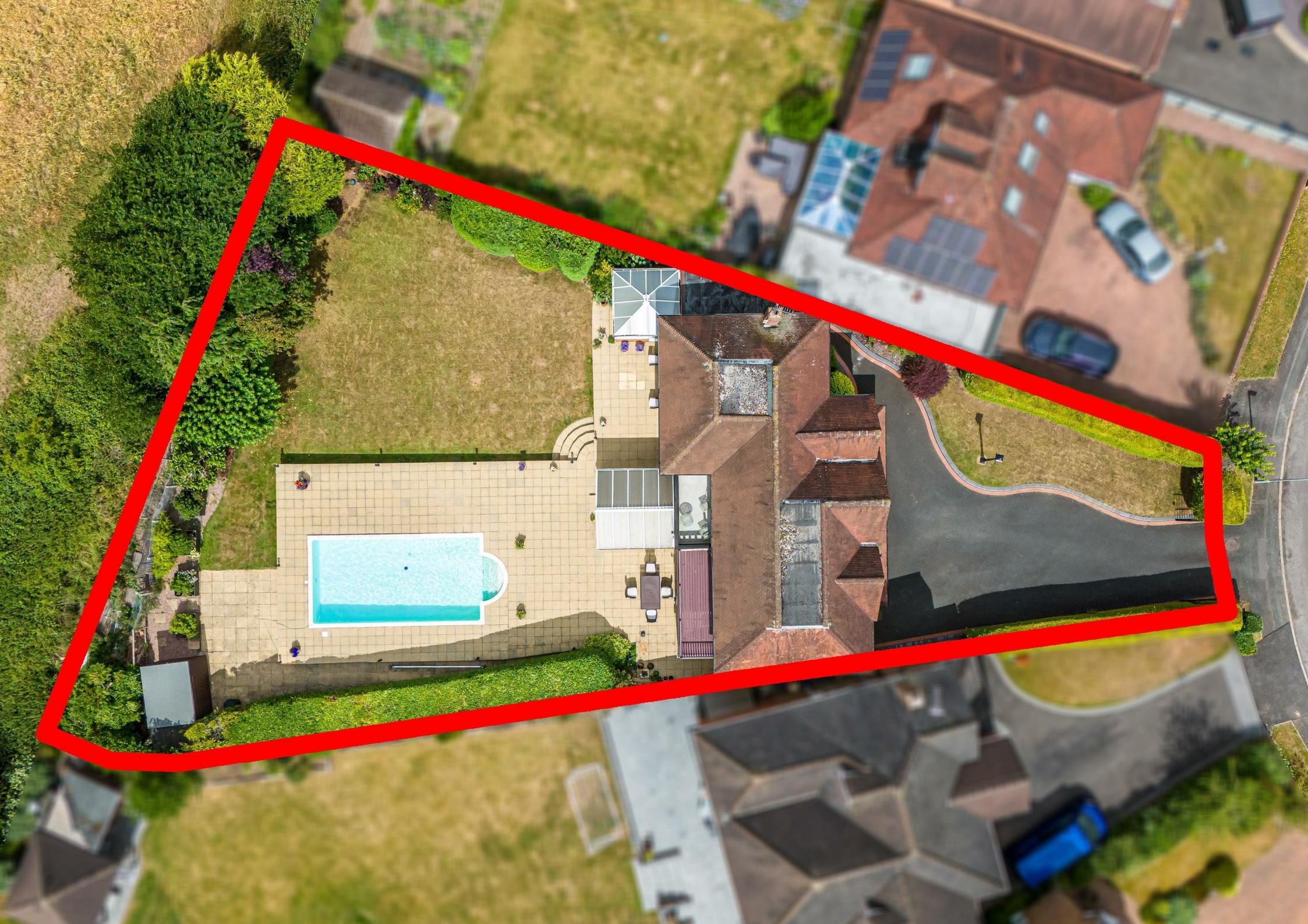
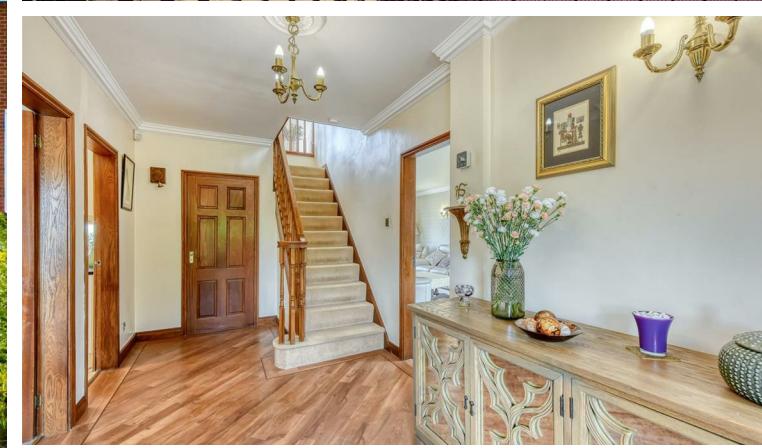




49 Sabrina Road, Wightwick, Wolverhampton, WV6 8BP

BERRIMAN  
EATON





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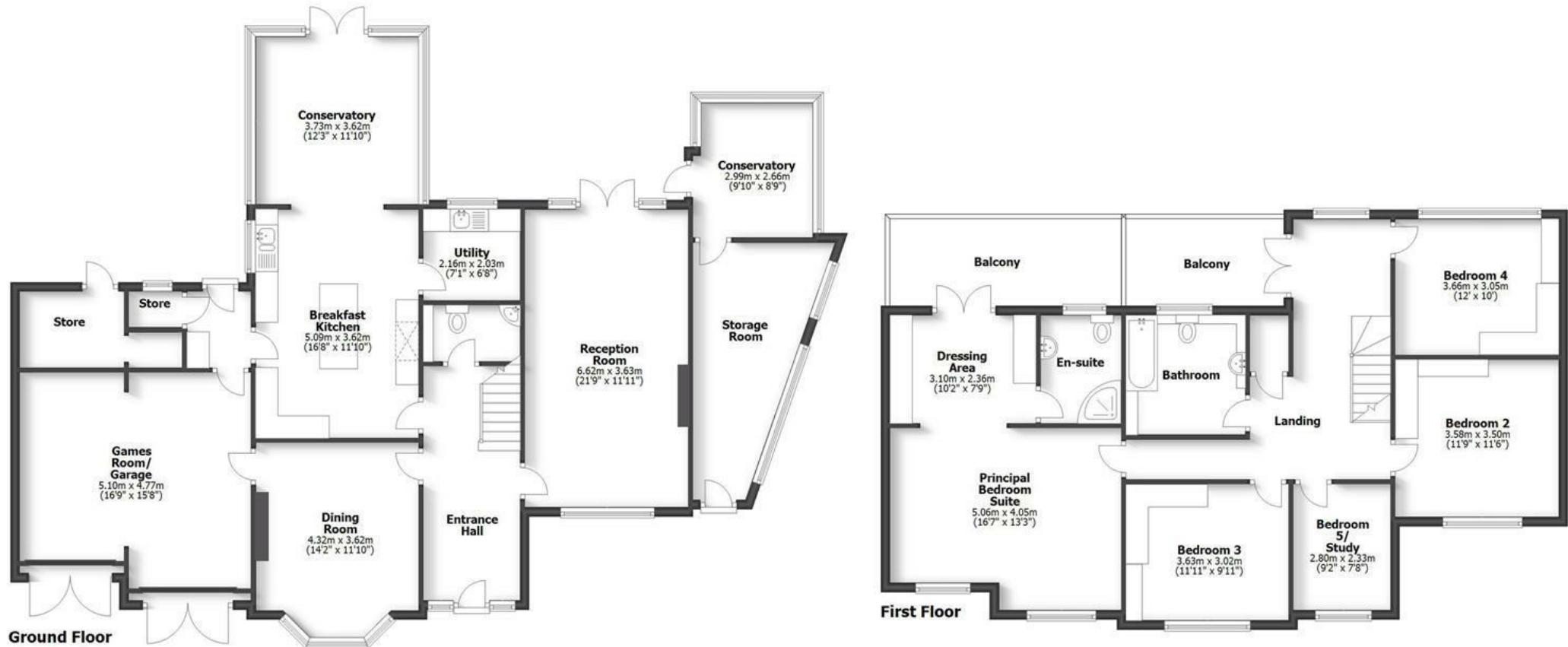
A particularly handsome three gabled residence providing exceptional five bedrooomed accommodation which stands within a large plot of approximately a quarter of an acre in total with a large rear garden with heated swimming pool and beautiful, open views beyond.

# 49 SABRINA ROAD

WIGHTWICK

**TOTAL: 248.8sq.m. 2678sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



## 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.

There is easy travelling to the city centre itself with regular bus services running along the length of the Bridgnorth Road and the area is well served by schooling in both sectors.

## DESCRIPTION

49 Sabrina Road is an attractive family home which stands particularly well within its plot behind a deep, gated frontage with a large garden to the rear which adjoins open fields with a beautiful rear aspect across the Staffordshire and Worcestershire Canal and beyond.

The house has been maintained to an excellent standard by the current seller, is well presented and tastefully decorated throughout and benefits from fixtures and fittings of quality including fine kitchen and bathroom suites and double glazing.

There is a lovely blend of both formal and informal living accommodation to the ground floor with the garages having been converted to provide a home office / games room and there are five bedrooms, all of which are of a generous size to the first floor together with two bath / shower rooms.

## ACCOMMODATION

A studded front door with inset diamond light opens into the HALL with Karndean flooring, ceiling cornice and a GUEST CLOAKROOM with a fitted suite of WC and corner vanity unit with wash basin and cupboard beneath, tiled floor and shelved cupboard. The LOUNGE is a large reception space with light through aspect with a window to the front and French doors and windows to the garden, an elegant, veined marble fireplace with living flame coal effect gas fire, ceiling cornice and wiring for wall lights. There is a DINING ROOM with a walk in bay window to the front, a limestone fireplace with granite hearth, ceiling cornice, wiring for wall lights, and a door into the OFFICE / GAMES ROOM with integrated ceiling lighting and ceiling coving. The KITCHEN has a comprehensive range of cabinetry with granite working surfaces together with a coordinating centre island, space for a range style cooker with Rangemaster extraction chimney above, an integrated Neff dishwasher, a wine rack, a downlit glazed and shelved display cabinet with downlit display shelving to either side, integrated ceiling lighting, ceiling coving, tiled floor and an open arch into the CONSERVATORY which is fully double glazed with French doors to the garden and tiled floor. There is a LAUNDRY with tiled floor, stainless steel sink, plumbing for a washing machine and a rear window and a door from the kitchen opens into a REAR LOBBY with garden door, internal door to office, shelved pantry, tiled floor and store cupboard

A staircase with turned balustrading rises from the hall to the galleried first floor landing with a rear window, French doors to a balcony, access to the boarded roof space with access via a loft ladder with conversion potential (subject to gaining all of the usual and necessary consents and permissions), store cupboard and ceiling coving. The PRINCIPAL SUITE is one of much note with a large double bedroom with two windows to the front, integrated ceiling lighting, ceiling cornice, a fitted dressing table with chests of drawers to either side. An open arch leads to a DRESSING AREA with fitted wardrobes and chests of drawers, French doors to a balcony with far reaching views to the rear, integrated ceiling lighting, ceiling cornice and a door opening into an EN-SUITE SHOWER ROOM with a fully tiled corner body shower with a white Heritage suite of WC and wash basin set within a vanity unit with cupboard beneath, tiled floor and walls, a rear window, integrated ceiling lighting and ceiling cornice. BEDROOM TWO is a good double room in size with a knee hole dressing table with chests of drawers to either side, a cupboard and built in wardrobes, integrated ceiling lighting and coved ceiling. BEDROOM THREE is a double room in size with a window to the front, a kneehole dressing table, wardrobes, cupboards and chest of drawers, laminated flooring, integrated ceiling lighting, ceiling coving and a front window and BEDROOM FOUR a window to the rear, a kneehole dressing table, wardrobes, cupboard and a chest of drawers, laminated flooring and ceiling coving. BEDROOM FIVE has a window to the front and ceiling coving. The BATHROOM has a well appointed suite with a panelled, bath with mixer tap with shower attachment and marble surround, a WC with concealed flush and Sattini wash basin set within a vanity unit with cupboards and drawer and marble surface, tiled walls and floor, a rear window, integrated ceiling lighting and a towel rail radiator.

## OUTSIDE

49 Sabrina Road stands behind a deep frontage with matured evergreen boundary hedges and remote controlled wrought iron gates opening onto the DRIVEWAY which is laid in tarmacadam and which provides ample off street parking for multiple vehicles. There is gated side access to the delightful REAR GARDEN with an extensive paved terrace providing ample seating and dining areas and which surrounds the heated SWIMMING POOL with a Roman end with steps and a graduated depth. There is a shaped rear lawn, well stocked beds and borders, delightful views over open fields to the rear and a garden CONSERVATORY which is double glazed with floor tiling, electric light and power, French doors to the terrace and a door to a store room with door to the drive and side windows. There is a boiler room / store with gas fired central heating boiler and electric light, an external cold water supply and external garden lighting.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND G – 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 date 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

Offers Around £895,000

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.







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**BERRIMAN EATON**