



23 SABRINA ROAD, WIGHTWICK WOLVERHAMPTON, WV6 8BP

OFFERS IN EXCESS OF £625,000
FREEHOLD

Stunning detached home with picturesque views to the rear, situated in one of the areas most sought after locations on the Western fringes of the City. Extended and improved by the present owners, the property's versatile accommodation includes a striking conservatory, open plan dining kitchen, and rear annex with bedroom/office and shower room. A particular feature of the property is the beautiful rear garden with tiered patio areas overlooking generous lawns.



23 SABRINA ROAD

- 360 VIRTUAL TOUR • STUNNING HOME IN PRIME LOCATION • PICTURESQUE VIEWS TO REAR • VERSATILE ACCOMMODATION WITH GROUND FLOOR ANNEX • IMPRESSIVE DINING KITCHEN • BEAUTIFULLY MAINTAINED REAR GARDEN • GUEST CLOAKROOM • THREE FIRST FLOOR DOUBLE BEDROOMS • SHOWER ROOM AND BATHROOM



SWF



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APPROACH

The property is approached via a concrete print driveway providing off road parking with access to the side garage and entrance porch.

ENTRANCE PORCH

Tiled floor and doorway into the reception hall.

RECEPTION HALL

Oak flooring, radiator, staircase to the first floor landing, under stairs cupboard.

GUEST CLOAKROOM

Tiled floor, radiator, low level w.c. and wash hand basin with vanity cupboard beneath.

LIVING ROOM

Double glazed bay window to the front, oak flooring, radiator, attractive feature fireplace and double doors opening through to the conservatory.

CONSERVATORY

Double glazed double doors opening out to the rear garden, tiled floor and double doors to the dining kitchen.

DINING KITCHEN

Double glazed double doors opening to the rear patio, two velux windows, ceiling down lights and inverted radiator. The Impressive modern kitchen is fitted with a comprehensive range of wall, drawer and base units with marble work surfaces above. There is space for an American style fridge freezer and a large island unit which has a breakfast bar and additional store cupboards. Integral appliances include a Bosch double oven, 5 ring gas hob and dishwasher.

UTILITY

Fitted wall and base cupboards, stainless steel sink and drainer, plumbing for a washing machine.

REAR HALLWAY

Radiator, and doors to the shower room and bedroom/office.

ANNEX BEDROOM /OFFICE

Double glazed windows to the side and rear, radiator, oak flooring, double doors to the rear patio.

GROUND FLOOR SHOWER ROOM

Tiled floor, tiled walls, towel radiator and suite comprising close coupled w.c. pedestal wash hand basin and shower enclosure.

FIRST FLOOR LANDING

Double glazed window to the front, loft access hatch with drop down ladder.

BEDROOM ONE

Double glazed window to the rear, radiator, wall length fitted wardrobes.

BEDROOM TWO

Double glazed bay window to the front, radiator, fitted wardrobes.

BEDROOM THREE

Double glazed window to the rear, radiator, fitted wardrobes.

BATHROOM

Double glazed obscure window to the front, radiator, tiled floor, tiled walls and contemporary suite comprising low level w.c. sink with drawer unit beneath, 4 claw bath with side taps and corner shower enclosure.

OUTSIDE

A particular feature of the property is the stunning landscaped rear garden which features a full width decked and paved tiered patio area overlooking a beautifully maintained lawned garden which has a variety of well stocked mature tree and shrub borders. The elevated position of the garden provides picturesque countryside views to the rear affording a lovely rear outlook to the property.

TENURE

The property is freehold.

COUNCIL TAX

Wolverhampton City Council - Tax Band E

SERVICES

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

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ADDITIONAL INFORMATION

Local Authority – Wolverhampton

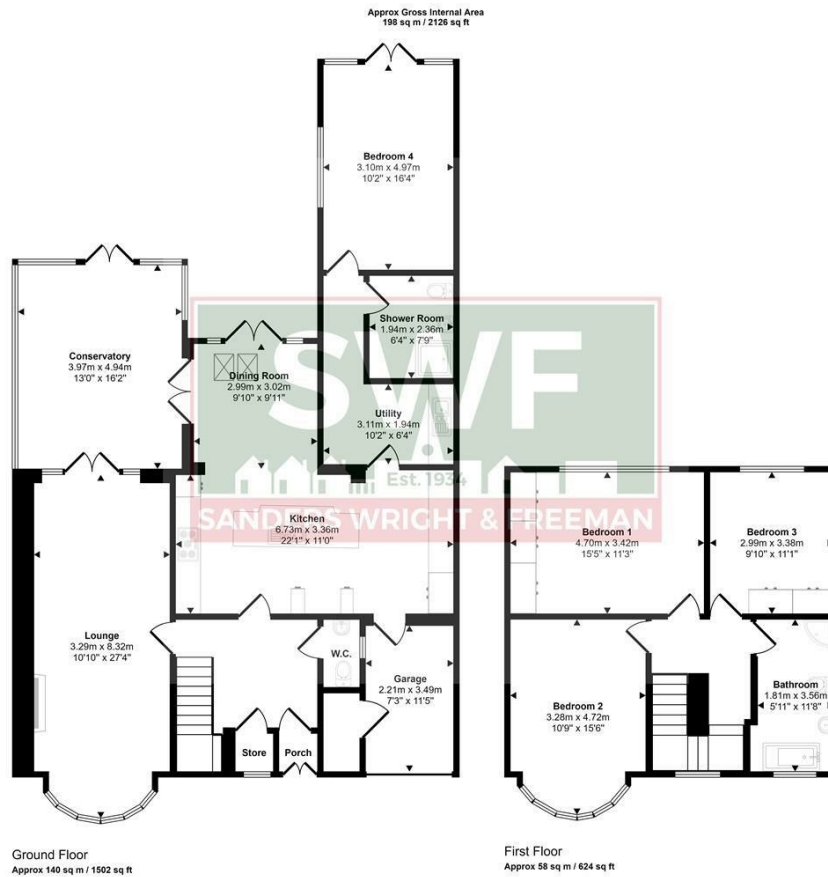
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Magic Drawings 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	81
(55-68) D		
(39-54) E		
(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