



34 BRINSFORD ROAD
WOLVERHAMPTON, WV10 6RD

OFFERS IN THE REGION OF £350,000
FREEHOLD

Outstanding opportunity to purchase a much extended family home offering versatile accommodation, ideal as a large family or anyone requiring ground floor living. Offering up to six bedrooms the property features an attractive lounge and kitchen, two ground floor bedrooms, shower room, large conservatory/family room, utility and additional w.c. To the first floor are four bedrooms, office, en-suite shower room and house bathroom.



34 BRINSFORD ROAD

- EXTENDED HOME • UP TO SIX BEDROOMS • VERSATILE FAMILY ACCOMMODATION • LARGE CONSERVATORY / FAMILY ROOM • GROUND FLOOR SHOWER ROOM AND W.C • FIRST FLOOR EN-SUITE AND HOUSE BATHROOM • DRIVEWAY • REAR GARDEN



APPROACH

Approached via driveway providing off road parking.

ENTRANCE HALL

SITTING ROOM/BEDROOM

Double glazed bay window to the front, radiator and door to the Jack & Jill shower room.

GROUND FLOOR SHOWER ROOM

Useful Jack & Jill suite with a double glazed obscure window to the side, towel rail, close coupled w.c, pedestal wash hand basin and corner shower enclosure.

INNER HALLWAY

Radiator, staircase to the first floor landing, built in store cupboard housing utility meter, and doors to the living room and kitchen.

LIVING ROOM

Double glazed bay window to the front, radiator and wood burning stove.

KITCHEN

Double glazed window, part tiled walls and a range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a stainless steel sink and drainer unit with mixer tap. There is space for a cooking range and fridge freezer, and plumbing for a dishwasher.

CONSERVATORY / FAMILY ROOM

A wonderful addition to the property offering light and airy living space, double glazed to the rear and with access to the garden and large built in storage cupboard.

UTILITY

Obscure window to the side, part tiled walls, radiator and fitted counter top work surfaces incorporating a stainless steel sink and drainer unit with store cupboard beneath, wall mounted cupboards and plumbing for two washing machines.

BEDROOM / ADDITIONAL LOUNGE

Double glazed double doors to the rear, radiator.

GROUND FLOOR W.C

Tiled floor, part tiled walls, low level w.c and pedestal wash hand basin.

FIRST FLOOR LANDING

Radiator, loft access hatch, built in storage cupboard.

BEDROOM ONE

Double glazed window to the rear, radiator and door to the ensuite shower room

ENSUITE SHOWER ROOM

Double glazed obscure window to the side, tiled walls and suite comprising close coupled w.c, pedestal wash hand basin and shower enclosure.

BEDROOM TWO

Double glazed window to the rear, radiator, built in double wardrobe with sliding doors.

BEDROOM THREE

Double glazed windows to the front and side, radiator.

BEDROOM FOUR

Double glazed window to the front, radiator.

OFFICE / ADDITIONAL BEDROOM

Double glazed window to the front, radiator and wall mounted fitted store cupboards.

FAMILY BATHROOM

Double glazed window to the rear, towel rail and suite comprising close coupled w.c, wash hand basin with vanity units beneath and paneled bath with electric shower above.

REAR GARDEN

To the rear of the property is a pleasant garden with patio and lawned areas.

TENURE Freehold

The property is freehold.

COUNCIL TAX

Wolverhampton City Council - Tax Band B

SERVICES

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

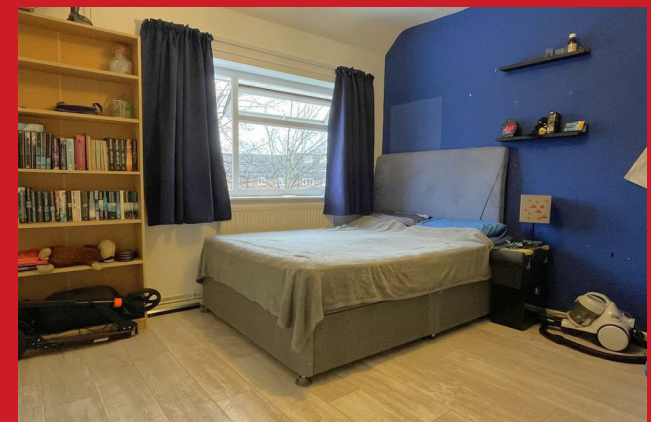
BROADBAND

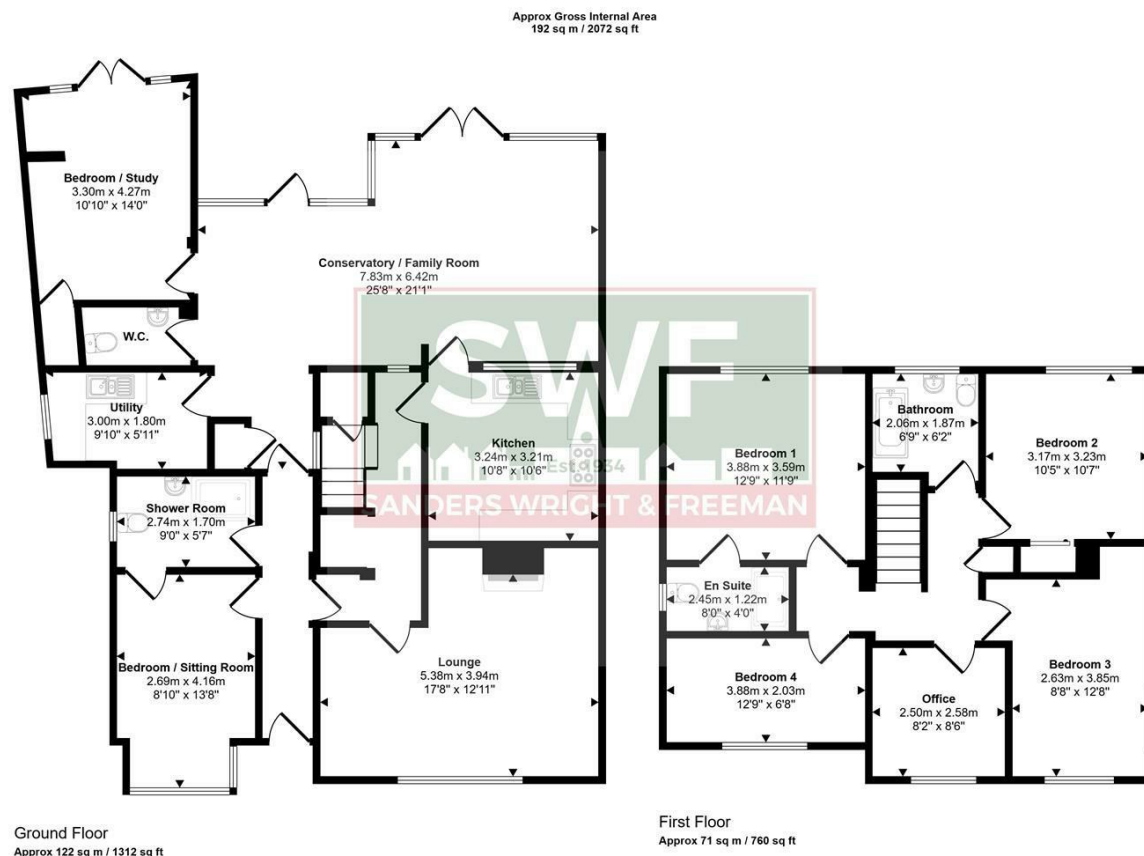
Ofcom checker shows Standard / Superfast / Ultrafast are available

Ofcom provides an overview of what is available.

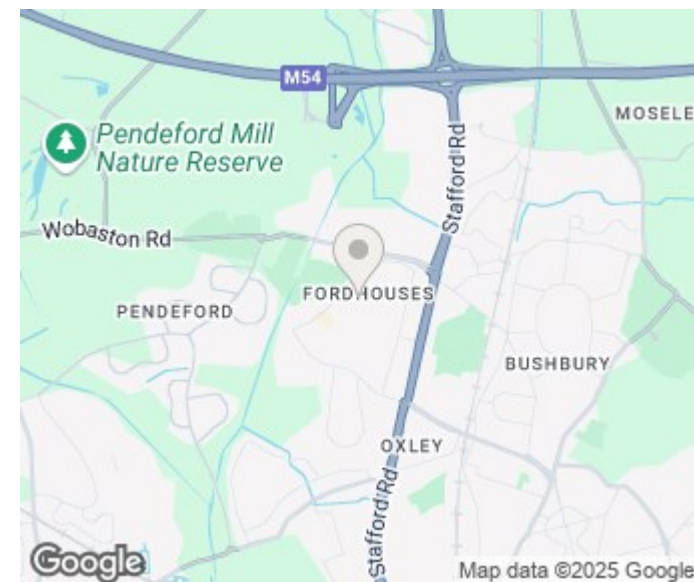
Potential purchasers should contact their preferred supplier to confirm availability and speed

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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 Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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