



67 Sandringham Road, Wolverhampton, WV4 5SU

BERRIMAN
EATON

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This is a traditional detached home with an elegant timbered façade with driveway providing off road parking, double garage and an established and very private large rear garden. The internal accommodation is arranged over two floors and briefly comprises entrance hall, dining room, sitting room, kitchen and breakfast room, utility area, cloakroom and shower room to the ground floor. To the first floor there are four bedrooms, dressing room/office and a family bathroom with separate WC. The property benefits from central heating, double glazing and no upward chain.

EPC : TO FOLLOW
WOMBOURNE OFFICE

LOCATION

The property stands close to the corner of Mount Road and Sandringham Road. A wide range of local facilities are available nearby within Penn itself which are ample for everyday needs and which include excellent schooling. The city centre is within easy reach and regular bus services run along the length of the Penn Road.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL has a bespoke wooden door with stained glass leaded insert with complementary side panel, panelling to the walls, radiator and staircase rising to the first floor. There is an understairs storage area which has a range of fitted storage cupboards, tiled floor and access to the GUEST CLOAKROOM which has a low level WC, vanity wash hand basin and mixer tap, heated ladder towel rail, tiling to the floor and walls, spotlights and door into the SHOWER ROOM which has a walk in cubicle, vanity wash hand basin with mixer tap, heated ladder towel rail, spotlights and tiling to the walls and floor. The DINING ROOM has a single glazed leaded bay window to the front elevation, radiator and wiring for the wall lights. The LIVING ROOM has a double glazed window to the rear and side with a door to the rear garden, wiring for the wall lights and radiator. The KITCHEN is split into two rooms with the BREAKFAST ROOM being fitted with handmade wooden units with a fitted worksurface and a mirrored backdrop, integrated double oven and ceramic hob, double glazed window to the rear elevation and PANTRY which has a single glazed leaded window to the front elevation and fitted shelving. The adjoining room has a fitted worksurface with a double sink unit and mixer tap, plumbing for a dishwasher, double glazed window to the rear elevation, downlights, radiator and double glazed door into the LOBBY which has a Minton tiled floor and access to the CLOAKROOM which has a low level WC, wall mounted central heating boiler double glazed opaque window to the side elevation and Minton tiled floor. The GARAGE and enclosed CARPORT has two sets of large wooden double opening doors. The garage side has a range of wall and base units and a fitted worksurface. The enclosed carport has a polycarbonate roof, walk in storage cupboard and access to the UTILITY. This is fitted with a further range of wall and base units with inset single drainer sink unit and mixer tap. There is plumbing and space for a washing machine and tumble dryer, double glazed window to the rear elevation and double glazed door into the garden.

The staircase rises to the FIRST FLOOR LANDING with a single glazed leaded and stained glass window on the half landing, loft access and door into the BATHROOM which has bath with shower over, vanity wash hand basin with mixer tap, heated ladder towel rail, airing cupboard housing the hot water tank, fitted shelving and double glazed opaque window to the side elevation. There is a separate low WC with tiles walls and double glazed opaque window to the rear. DOUBLE BEDROOM 1 single glazed leaded window with secondary glazing to the front elevation, radiator and fitted wardrobe with sliding door. DOUBLE BEDROOM 2 has a single glazed leaded window to front elevation, radiator, wardrobe and vanity wash hand basin. DOUBLE BEDROOM 3 with double glazed window to the rear elevation, radiator and door into the OFFICE/DRESSING ROOM which has double glazed windows to the rear and side elevation, pedestal wash hand basin, fitted wardrobes and eaves storage. BEDROOM 4 has a double glazed window to the rear elevation and radiator.

OUTSIDE

To the front of the property there is a gravelled DRIVEWAY affording off road parking for several vehicles with a well stocked and planted foregarden. There is access to the garage and car port. The REAR GARDEN is a particular feature due to its size and privacy, there is a patio area with extensive lawn with an array of established shrubs and trees with a fenced boundary.

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 WOMBOURNE Office.
The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available
Mobile – Ofcom checker shows there is limited and likely coverage indoors with all four main providers having likely coverage outdoors.
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

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Offers In The Region Of
£625,000

EPC:

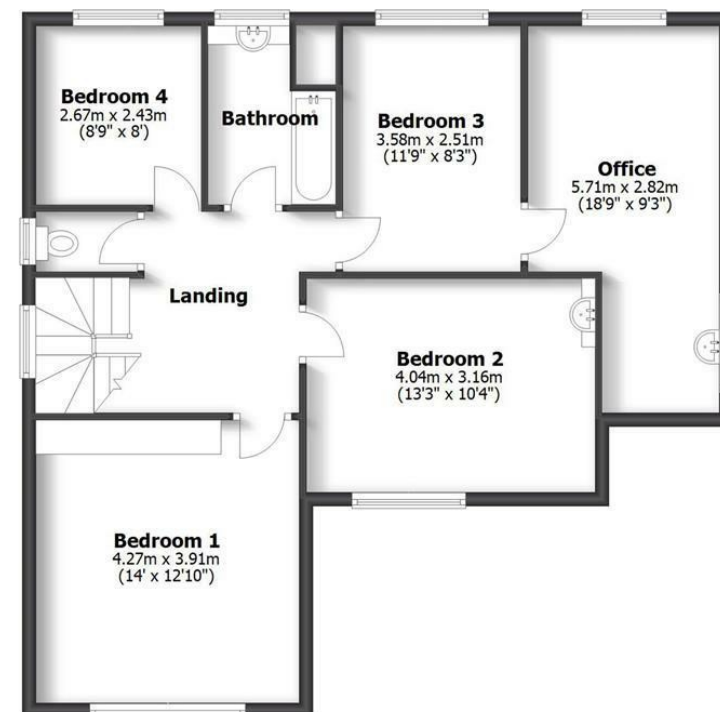
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



67 Sandringham Road Wolverhampton



Ground Floor



First Floor

HOUSE: 171.9sq.m. 1851sq.ft.
GARAGE: 26.0sq.m. 280sq.ft.
TOTAL: 197.9sq.m. 2131sq.ft.

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

