



59 Sabrina Road, Wightwick, Wolverhampton, WV6 8BP

BERRIMAN  
EATON

# 59 Sabrina Road, Wightwick, Wolverhampton, WV6 8BP

A spacious four bedroom family home in a lovely setting.

## 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.

Furthermore, there is easy travelling to the city centre itself with regular bus services running along the length of the Bridgnorth Road.

## DESCRIPTION

A generously proportioned four bedroom detached property, enviably located in this particularly prestigious setting and offering panoramic views to the rear over open farmland. The property provides excellent family accommodation having been significantly extended and appointed to a very appealing modern standard.

## ACCOMMODATION

A UPVC door opens into the enclosed PORCH having double glazed windows to front, quarry tiled floor and a further hardwood door to ENTRANCE HALL with stairs rising to the first floor landing, and door to CLOAKROOM having a white suite comprising wash hand basin, WC, tile effect flooring and double glazed window to front. The DINING ROOM features an inset contemporary style gas fire, double glazed window to front, LVT flooring and an internal door to OFFICE/GYM/PLAYROOM having inset ceiling downlighters, double glazed window to front, and UPVC door to rear. Lounge with feature fireplace and inset gas fire, coved ceiling, LVT flooring, open plan to stunning GARDEN ROOM having LVT flooring and double glazed windows and door to rear garden. DINING KITCHEN with freestanding Breakfast Bar, floor and wall based unit having work surfaces over, dresser-style unit, two bowl sink with mixer taps, further sink with 'Butchers-Block' style work surface, integrated appliances including a dishwasher, double oven, 5-ring gas hob with extractor fan above, fridge, door to Pantry cupboard, tiled floor, door and double glazed windows to rear. UTILITY/LAUNDRY having a wall mounted cupboard and work surface below, stainless steel sink unit, plumbing for automatic washing machine and vented for tumble dryer, door to garage.

The staircase rises from the Hall to the first floor GALLERIED LANDING having a coved ceiling and access to roof space. The PRINCIPAL BEDROOM has a double glazed window to the front, coved ceiling, a range of freestanding wardrobes and door to EN-SUITE SHOWER ROOM recently refitted and having a white suite comprising walk-in shower cubicle, wash hand basin with mixer tap and vanity unit with cupboards beneath, WC, bidet spray, tiled walls, vinyl floor covering and double glazed window to rear. BEDROOMS 2 and 3 are both generously proportioned double rooms, having coved ceilings and ranges of freestanding wardrobes. BEDROOM 4 is a single room having built-in cupboard and feature angled double glazed window to front. HOUSE BATHROOM having a four-piece suite in white comprising panelled bath, hand basin with mixer tap and under counter storage and drawers, WC with concealed cistern, shower cubicle, part tiled walls, inset ceiling downlighters, coved ceiling and two double glazed windows to rear

## OUTSIDE

A tarmac driveway provides off road forecourt parking facilities, access to the single Garage having wall mounted central heating boiler and Tempest heating cylinder, shaped lawn and mature shrub borders. Enclosed rear garden enjoying truly delightful open countryside views, paved patio with steps down to the shaped lawn, flowers beds and a variety of shrubs and trees.

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 – Ofcom checker shows the three main providers are likely to cover the area  
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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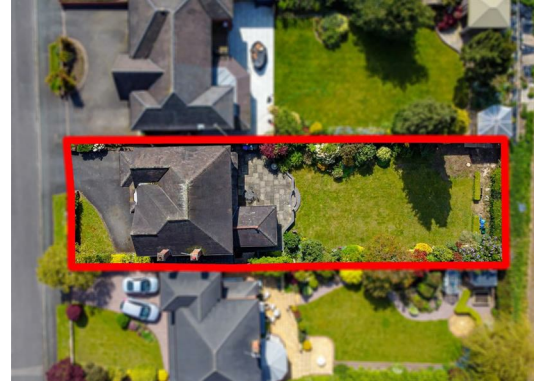
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Offers Around  
£695,000

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.



**59 SABRINA ROAD  
WIGHTWICK**

HOUSE: 184sq.m. 1980sq.ft.  
 GARAGE: 15sq.m. 162sq.ft.  
**TOTAL: 199sq.m. 2142sq.ft.**

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

