



85 Sabrina Road, Wightwick, Wolverhampton, WV6 8BP

BERRIMAN
EATON

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A substantial four bedroom detached dormer bungalow standing in a large plot providing spacious accommodation through out and having the benefit of NO UPWARD CHAIN.

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

85 Sabrina Road has been well maintained by the current owners and provides spacious accommodation throughout having three reception rooms, four bedrooms and a well-appointed breakfast kitchen and bathroom suites. The property itself sits on a sizeable plot with ample off-street parking, a superb rear garden and garage and also benefitting from gas central heating and double glazing.

ACCOMMODATION

A composite door opens into the large RECEPTION HALL having coved ceiling, and a further door to the side and door to the LOUNGE being dual aspect with bay windows to front and rear, feature fireplace with marble hearth, slips and inset wood burner, ornate coving, ceiling rose, door to the CONSERVATORY having brick-built base with double glazed windows and French doors to the rear. The SITTING ROOM has a coved ceiling, wiring for mounted wall lights, a bay window to the rear and a door to the BREAKFAST KITCHEN comprising a comprehensive range of wall and base shaker style units with fitted granite work tops, breakfast bar, stainless steel sink with drainer, wall recess's with space for a range cooker and American style fridge freezer, integrated ceiling lights, window and door to the rear and a door to the DINING ROOM having a coved ceiling, wiring for mounted wall lights, ceiling rose and a window to the front. There are two INNER LOBBYS also accessed off the kitchen, one having an understairs storage cupboard and a further door to the UTILITY with wall mounted cupboards and gas boiler, space for a washing machine, tumble dryer, door to the garage and door to the rear and the other LOBBY has a window to the rear and a door to the SHOWER ROOM with shower cubicle, wash hand basin with vanity cupboard below, WC, chrome heated towel rail and window to the rear.

An INNER HALL leads through to BEDROOM ONE comprising a double room, and having a range of fitted furniture including wardrobes, dressing table with drawers to either side and overhead cupboards, a bay window to the side with drawers below, window to front and coved ceiling. BEDROOM TWO is a double room having fitted wardrobes with sliding doors, coved ceiling, ceiling rose and a bay window to the front. BEDROOM THREE has a window to the side elevation. The BATHROOM is well appointed with tiled walls and flooring, shower cubicle with rainfall shower over, double wash hand basin, WC, chrome towel rail, integrated ceiling lights and built in storage cupboard.

Stairs rise to BEDROOM FOUR comprising a double room, eaves storage and double glazed sky lights to the side elevation.

OUTSIDE

The property stands on a good size plot with carriage driveway providing off street parking for several vehicles, a shaped lawn, steps up to gravelled area with paved pathway to the front door and a GARAGE having electric roller shutter door. There is a mature GARDEN to the rear laid to lawn, paved patio, shaped borders with mature trees and shrubs.

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 there is limited coverage indoors and all four of the main providers have likely coverage outdoors.
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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Offers Around
£699,950

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.



85 SABRINA ROAD WIGHTWICK



HOUSE: 220sq.m. 2368sq.ft.
 GARAGE: 18.3sq.m. 198sq.ft.
TOTAL: 238.3sq.m. 2566sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



