



*45 Sabrina Road, Wightwick*

*An Individually Designed Three Bedroom Detached House In A Small Select Cul-De-Sac Just Off The Bridgnorth Road With A Stunning South Facing Rear Garden Having Panoramic Views Over Fields & Farmland*

**45 Sabrina Road, Wightwick, Wolverhampton, WV6 8BP**  
**Asking Price: £550,000**

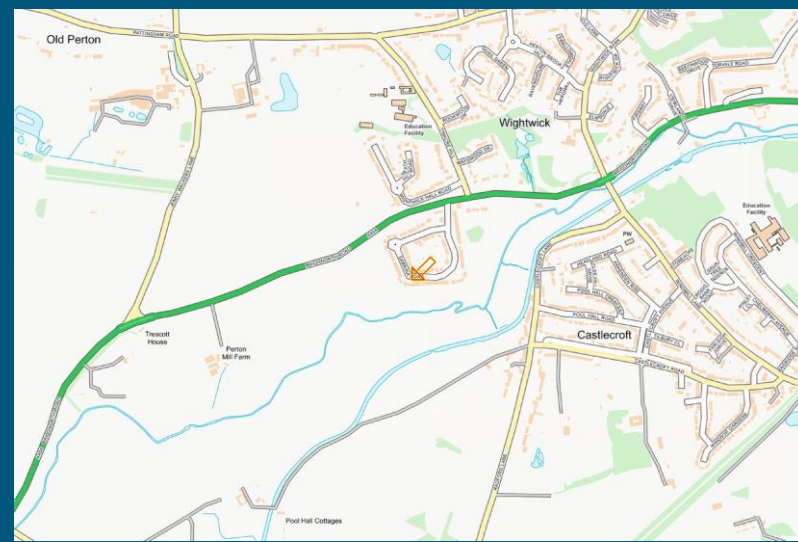
**Tenure: Freehold**  
**Council Tax: Band F – Wolverhampton**  
**EPC Rating: C (69)**  
**Total Floor Area: 1624sq feet (151.0sq metres) Approx.**  
**No Upward Chain**

Situated in one of the most sought after locations in Wightwick and enjoying a prime position on this exclusive cul-de-sac just off the Bridgnorth Road A454, this individually designed detached house has been built to a spacious layout and a fine example of its type, yet ideal for purchasers requiring a property to restyle to own requirements.

Measuring at approx. 1625sq feet (151.0sq metres) the gas centrally heated (new boiler & 10 year warranty) & double glazed accommodation includes large reception porch to welcoming entrance hall with fitted cloakroom, 19ft living room, separate dining room and L-Shaped kitchen with side lobby. Adjacent is the double garage with built in stores cupboards and double doors to the rear garden. From the entrance hall, the C-Shaped staircase leads to the first floor landing, with three bedrooms, all having built in wardrobes and a retro-style bathroom. At the front of the house is a block paved driveway providing ample off road parking and of course access to the garage. A feature of No 45 is undoubtedly the extensively landscaped south facing 100ft long rear garden which not only provides a most charming setting, enjoys stunning views over rear fields. As there is plenty of space at the side & rear of the property, tremendous potential exist to extend the property on both levels (Subject to Planning Permission).

Although enjoying a secluded position, Sabrina Road is within easy reach of the many shops in Tettenhall Village and at Compton, together with outstanding local schools nearby, both state and independent. Wolverhampton City Centre is also only approx. 3 miles away.

Offered with No Upward Chain, internal inspection is highly recommended to appreciate this distinct property which further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**T: 01902 758111**

**E: properties@thomasharvey.co.uk**

**W: www.thomasharvey.co.uk**

**A: 1 The Arcade, High Street, Tettenhall, Wolverhampton WV6 8QS**

**Reception Porch:** Hardwood glazed front door with matching floor to ceiling picture windows, panelled ceiling with light and tiled flooring. **Entrance Hall:** Internal hardwood opaque glazed door, radiator, double glazed opaque windows to front and C-Shaped staircase to first floor.

**Fitted Cloakroom:** Built in cloaks cupboard with mirrored doors, low level WC, corner sink unit, radiator, tiled walls and double glazed opaque window to side.

**Living Room:** 19'0" (5.80m into bay) x 13'0" (3.95m)

Open fireplace with decorative surround & shelving, three radiators, two display niches, wall light points, coved ceiling, internal glazed opaque door & windows and double glazed bay window to rear with door to garden.

**Dining Room:** 15'5" (4.70m max) x 11'6" (3.50m)

Recessed fireplace with panel surround, two radiators, coved ceiling and double glazed French doors to rear garden.

**L-Shaped Kitchen:** 11'10" (3.60m max) x 11'6" (3.50m max)

Fitted with a traditional bespoke unit comprising 1½ drainer sink unit with chrome mixer tap, a range of base cupboards & drawers with matching worktops, coved suspended wall cupboards, built in appliances include double oven, microwave, 4-ring ceramic hob with extractor hood over, dishwasher, plumbing for washing machine, two radiators, built in storage cupboard, walk in pantry with natural light tube, hard wood glazed front door and double glazed window to front.

**Internal access leads to the Garage:** 19'8" (6.00m max) x 18'1" (5.50m max)

Side opening sliding garage doors, wall mounted gas fired central heating boiler, recently fitted with 10 year warranty, two built in storage cupboards, power, lighting and double opening doors to rear garden with double glazed side windows.

**First Floor Landing:** Radiator, built in large airing cupboard, double glazed opaque windows to front & side and loft hatch with pull down ladder to boarded attic space.

**Bedroom One:** 15'5" (4.70m) x 14'5" (4.40m)

Two radiators, built in triple floor to ceiling wardrobes with overhead stores, coved ceiling, pedestal wash hand basin and double glazed floor to ceiling picture window with door to balcony.

**Bedroom Two:** 12'6" (3.80m) x 11'6" (3.50m)

Built in triple wardrobes with matching drawers, radiator, separate built in large storage cupboard and double glazed window to rear.

**Bedroom Three:** 11'6" (3.50m max) x 9'4" (2.85m max)

Built in floor to ceiling wardrobes, radiator and double glazed window to front.

**Bathroom:** 7'1" (2.15m) x 5'7" (1.70m)

Fitted with a traditional coloured suite comprising sunken panelled bath with power shower over, low level WC, pedestal wash hand basin, tiled walls, radiator, recessed ceiling spotlights, built in mirrored cabinet and double glazed opaque window to front.

**South Facing Rear Garden:** A 100ft long beautifully landscaped rear garden comprising full width large paved patio overlooking the shaped centre lawn with steps & tiered flower beds, side flowering borders with a variety of shrubs & trees, surrounding fencing & hedging with open outlook at rear over adjacent fields.

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.





















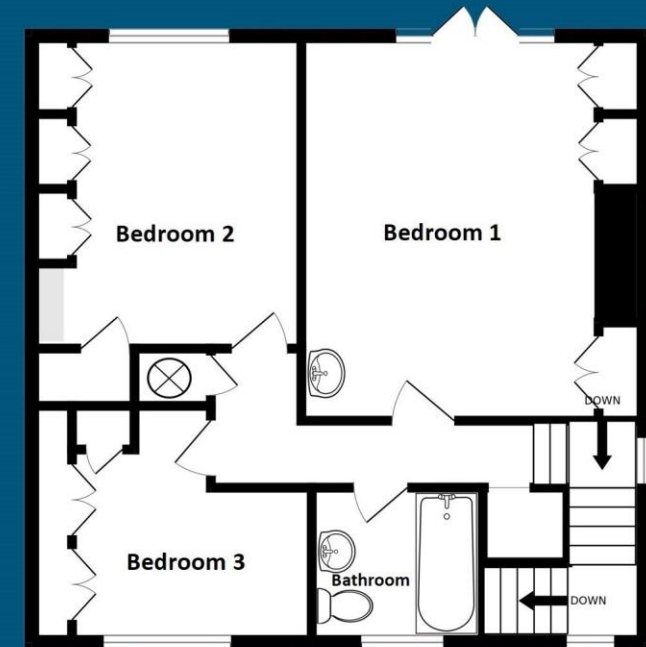
## Ground Floor

Approx.: 990sq feet (92.0 sq metres)



## First Floor

Approx.: 635sq feet (59.0 sq metres)



**Total Floor Area Approx.: 1625sq feet  
(151.0 sq metres)**



PROPERTY MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
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