



24 Sabrina Road, Wightwick

An Individually Designed Three Bedroom Two Bathroom Detached Bungalow Offering A Most Spacious Interior That You Would Expect From A Detached House. Yet All On One Level In This Case & Adjacent To Fields & Farmland Creating A Countryside Setting!

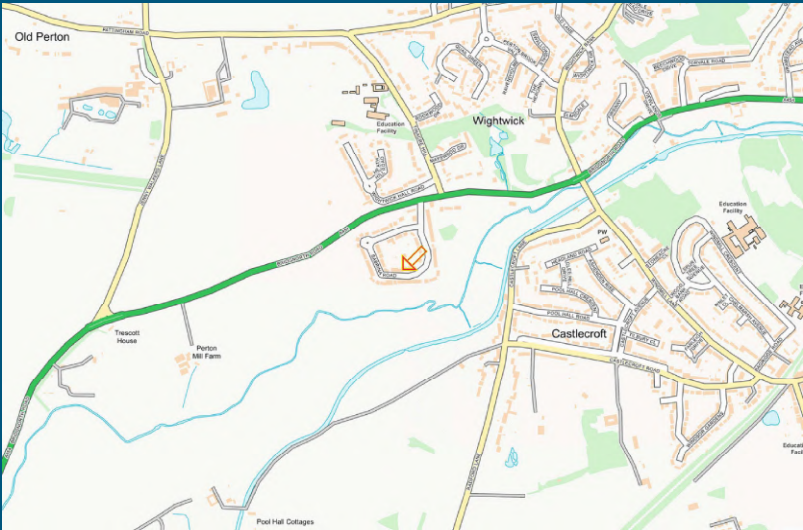
24 Sabrina Road, Wightwick, Wolverhampton, WV6 8BP
Asking Price: £595,000

Tenure: Freehold
Council Tax: Band E – Wolverhampton
EPC Rating: D (63) No: 0370-2049-2530-2375-1355
Total Floor Area: 1445.7sq feet (134.3sq metres)
Services: We are informed by the Vendors that all main services are installed
Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available
Mobile: Ofcom checker shows one of four main providers have good coverage indoor and all four have good coverage outdoor.

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 most impressive & attractive detached bungalow has been extensively extended and restyled over the years to create one of the fine examples of its type with internal inspection highly recommended!

Viewing will reveal many appealing features including fresh & stylish décor throughout, quality carpets & flooring, double glazed windows & doors including a 21ft conservatory, smart bathrooms and a stunning, neatly landscaped rear garden. Perfect for purchasers requiring a quality property, ready to just move into and with a floor area of approx. 1445.7sq feet, 24 Sabrina Road offers an extremely spacious layout that you would expect from a detached house, yet all on one level in this case. The accommodation now includes reception porch to entrance hall, front living room, two double bedrooms and a family bathroom, fitted with a white suite. At the centre of the bungalow is the breakfast kitchen having a range of units and provides access to the conservatory, creating an ideal space for entertaining large families & guests. At the side of the property is an inner lobby leading to a pantry/ stores, utility room and the master bedroom suite with built in wardrobes and white shower room. In the entrance hall, a loft hatch with pull down ladder leads to the large attic space which could of course be converted to create additional accommodation if required (Subject to Planning Permission). At the front of the property is driveway providing ample off road parking and leads to the garage. The fully stocked rear garden which measures at a generous 135ft long approx., has also been thoughtfully landscaped to create a beautiful & tranquil setting, whilst maintaining the maximum privacy. Not only does the garden create excellent useable outdoor space, there is the further advantage of a detached outbuilding at rear (with power & lighting) and could be used for a multitude of purposes i.e. home office/ gym/ hobbies room etc.

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. Internal inspection is highly recommended to appreciate this distinct & unique property which further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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Reception Porch: PVC double glazed door with matching side windows, laminate flooring and panelled ceiling. **Entrance Hall:** Internal composite door with double glazed opaque windows, radiator, laminate flooring and loft hatch.

Living Room: 16'1" (4.90m) x 11'6" (3.50m)

Two radiators, coved ceiling, wall light points, laminate flooring and double glazed window to side with matching picture window to front.

Bedroom Three: 12'6" (3.80m) x 10ft (2.06m)

Radiator, laminate flooring and double glazed window to front.

Bedroom Two: 16'5" (5.03 max) x 9ft (2.74m max)

Fitted with a range of built in wardrobes & shelving, radiator, laminate flooring and double glazed picture window to rear and PVC door leading to garden.

Bathroom: 6'3" (1.91m) x 6ft (1.83m)

Fitted with a white suite comprising panelled bath with spa jets & electric shower unit above, full width vanity unit with storage & recessed WC, part tiled walls, radiator, wall mounted mirror, extractor fan laminate effect vinyl flooring and internal double glazed opaque window to rear.

Breakfast Kitchen: 16'1" (4.90m) x 9'10" (3.00m)

Fitted with a matching suite of laminate units comprising a range of base cupboards, drawers & suspended wall cupboards, laminate worktops with breakfast bar & stainless steel 1.5 drainer sink unit with mixer tap including water filter tap, recess & gas point for cooker with black extractor hood over, plumbing for dishwasher, radiator, recessed ceiling spotlights, tiled effect cushioned flooring, skylight and internal double glazed window to rear with matching French doors to: **Conservatory: 21ft (6.40m) x 8'9" (2.66m)**
Radiator and PVC double glazed door to rear.

Inner Lobby: Radiator, loft hatch, laminate flooring and **Built In Storage/ Pantry:** Radiator, shelving, laminate flooring and stained glass opaque double glazed window to front.

Utility: 7'5" (2.27m) x 5'5" (1.64m)

Fitted with a base cupboard & suspended wall cupboards, full length worktop, wall mounted gas fired Baxi central heating boiler, plumbing & recess for washing machine & tumble dryer, radiator, tiled flooring, extractor fan and double glazed opaque door to side.

Bedroom One: 15'2" (4.63m) x 11ft (3.36m)

Fitted with full length, floor to ceiling built in wardrobes, radiator, laminate flooring, double glazed window to side and double glazed French doors to rear garden with balcony. **Ensuite Shower Room: 7'9" (2.37m) x 5'9" (1.75m)** Fitted with a white suite comprising corner shower enclosure, pedestal wash hand basin, low level WC, chrome heated towel rail, wall mounted mirrored cabinet, extractor fan, laminate effect vinyl flooring and double glazed opaque window to side.

Garage: 16'7" (5.10m) x 8ft (2.44m)

'Up & Over' garage door, power, lighting and exterior EV charging point.

Landscaped Enclosed Rear Garden: Featuring a large paved patio with sandstone style slabs & brick dwarf wall overlooking the approx. 115ft long centre lawn with full length flowering borders having a variety of shrubs & trees, surrounding fencing, gated side entry and rear terraced with: **Outbuilding: 21ft (6.50m) x 10ft (3.77m)** Power, lighting, double glazed double doors, two side windows and could be converted for a multitude of purposes.







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.









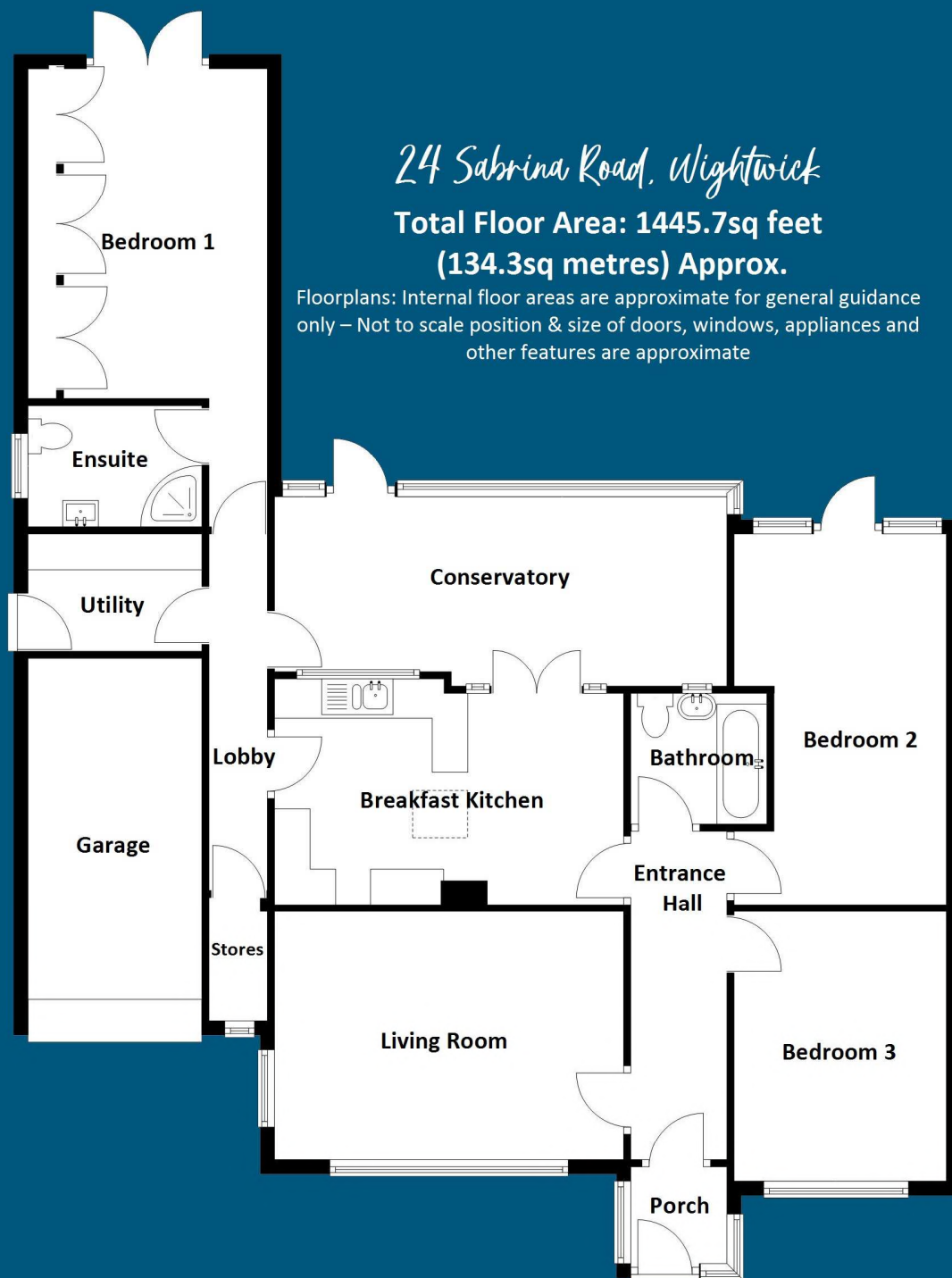




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**Total Floor Area: 1445.7sq feet
(134.3sq metres) Approx.**

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate



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.

MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.

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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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