



**15, Sambrook Road
Wolverhampton, WV10 0SS**

Offers in the region of £350,000

An extremely well presented and meticulously maintained three bedroom semi-detached home, extended and modernised by the current owners to create a spacious and stylish family property.

The ground floor offers two well proportioned reception rooms along with a superb L-shaped fitted kitchen, a modern shower room and a separate utility area. To the first floor are three bedrooms and a contemporary family bathroom.

Externally, the property boasts a large driveway to the front providing off road parking for several vehicles, while to the rear is a well maintained and attractive garden.

Further benefits include gas central heating, double glazing throughout and an EPC rating of C.

LOCATION

Ideally positioned for excellent connectivity, the property enjoys convenient access to the M54 motorway, Wolverhampton city centre and Bentley Bridge Leisure Park. A range of local schools across both sectors are within walking distance.

The area is well served by public transport, with regular bus services providing easy links to Wolverhampton city centre and surrounding areas.

FRONT



The property is approached via a block-paved driveway providing off road parking for up to three vehicles, complemented by a neatly maintained lawned area. There is also an external water source.

ENTRANCE HALL

Featuring laminate flooring, a radiator and useful under-stairs storage, the entrance hallway provides access to the sitting room, living room and kitchen/diner, with a balustrade staircase rising to the first floor.

SITTING ROOM

13'5" x 12'0" (4.09 x 3.67)



Featuring carpeted flooring, radiator, decorative ceiling rose and bay window overlooking the front elevation.

LIVING ROOM

18'9" x 12'0" (5.73 x 3.67)



Featuring carpeted flooring, radiator and an attractive gas fireplace set within a stone surround, with sliding glazed doors providing a seamless connection to the kitchen/diner.



KITCHEN/DINER

25'2" x 22'1" (7.68 x 6.75)



A superbly extended L-shaped kitchen/diner, thoughtfully

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designed with a comprehensive range of stylish wall and base units providing excellent storage, complemented by laminate worktops and a ceramic sink. The space features tiled flooring, two radiators, pendant lighting and the added benefit of an integrated dishwasher.

There is a fitted cabinet for an American-style fridge freezer along with space for a Range style cooker with an extractor hood above. Natural light fills the room through the rear facing windows and patio doors, with a door leading to the utility area.



UTILITY

10'9" x 8'1" (3.29 x 2.47)



Featuring stylish wall and base units, tiled flooring, radiator, stainless steel sink and a tall utility unit. The room also provides convenient access to the shower room and the rear garden.

SHOWER ROOM

7'0" x 6'7" (2.15 x 2.02)



A contemporary shower room featuring an obscure window to the front, fully tiled walls and flooring, chrome heated towel rail, a walk-in shower with both rainfall and handheld showerheads, WC, and a vanity unit with an integrated oval washbasin.

LANDING

The first-floor landing features carpeted flooring, an obscure side window and a loft hatch providing access to the space above, with doors leading to three bedrooms and the family bathroom.



BEDROOM ONE

12'5" x 12'0" (3.80 x 3.67)



Featuring carpeted flooring, radiator and rear facing windows.

BEDROOM THREE

7'10" x 7'3" (2.41 x 2.22)



Featuring carpeted flooring, radiator and front facing window.

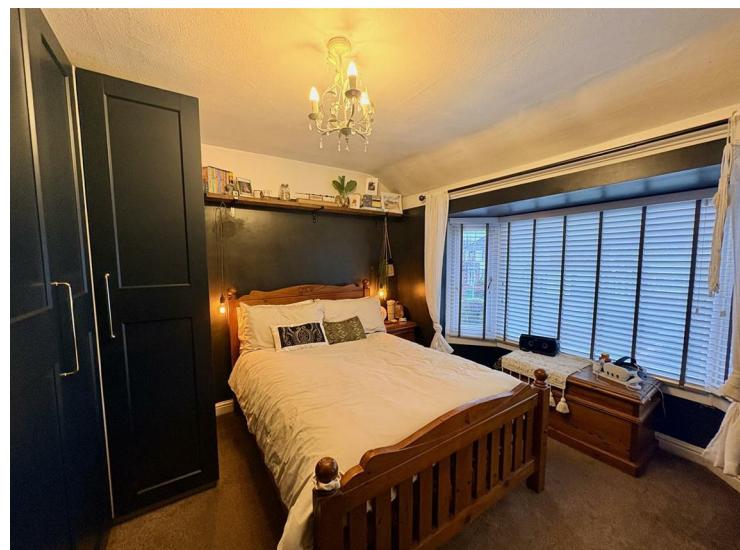
BATHROOM

7'8" x 6'6" (2.36 x 1.99)



BEDROOM TWO

13'2" x 10'7" (4.03 x 3.25)



Featuring carpeted flooring, radiator and front facing bay window.

A stylish family bathroom featuring tiled flooring, a matte grey heated towel rail, a panel bath with overhead shower, WC, and a wide vanity unit with an integrated washbasin. An obscure rear facing window completes the room.

REAR



The rear garden benefits from power sockets and an external water source, with a patio area leading down steps to a lawn featuring well-stocked borders and a garden shed.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Worthington Estates. We reserve the right to amend these particulars without notice.

COUNCIL TAX BAND - B

Wolverhampton CC- Please note if a property has been improved or extended since it was placed in a Council Tax band, the Valuation Office Agency can't review the banding to take account of the alterations until it's sold. Once a sale

takes place the banding will be reviewed. As each Council Tax band covers a range of values, the band isn't always increased following improvements and a sale.

FIXTURES AND FITTINGS

Items of fixtures and fittings not mentioned in these sales particulars are either excluded from the sale or may be available by separate negotiation. Please make enquiries with either the vendor or agents in this regard.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale.

FREE MARKET APPRAISAL

If you are thinking of selling your property, Worthington Estates would be delighted to carry out a free market appraisal of your property without obligation. Please contact us or feel free to pop in and see us.

POSSESSION

Vacant possession will be given on completion.

SERVICES

We are informed by the vendor that all mains services are connected.

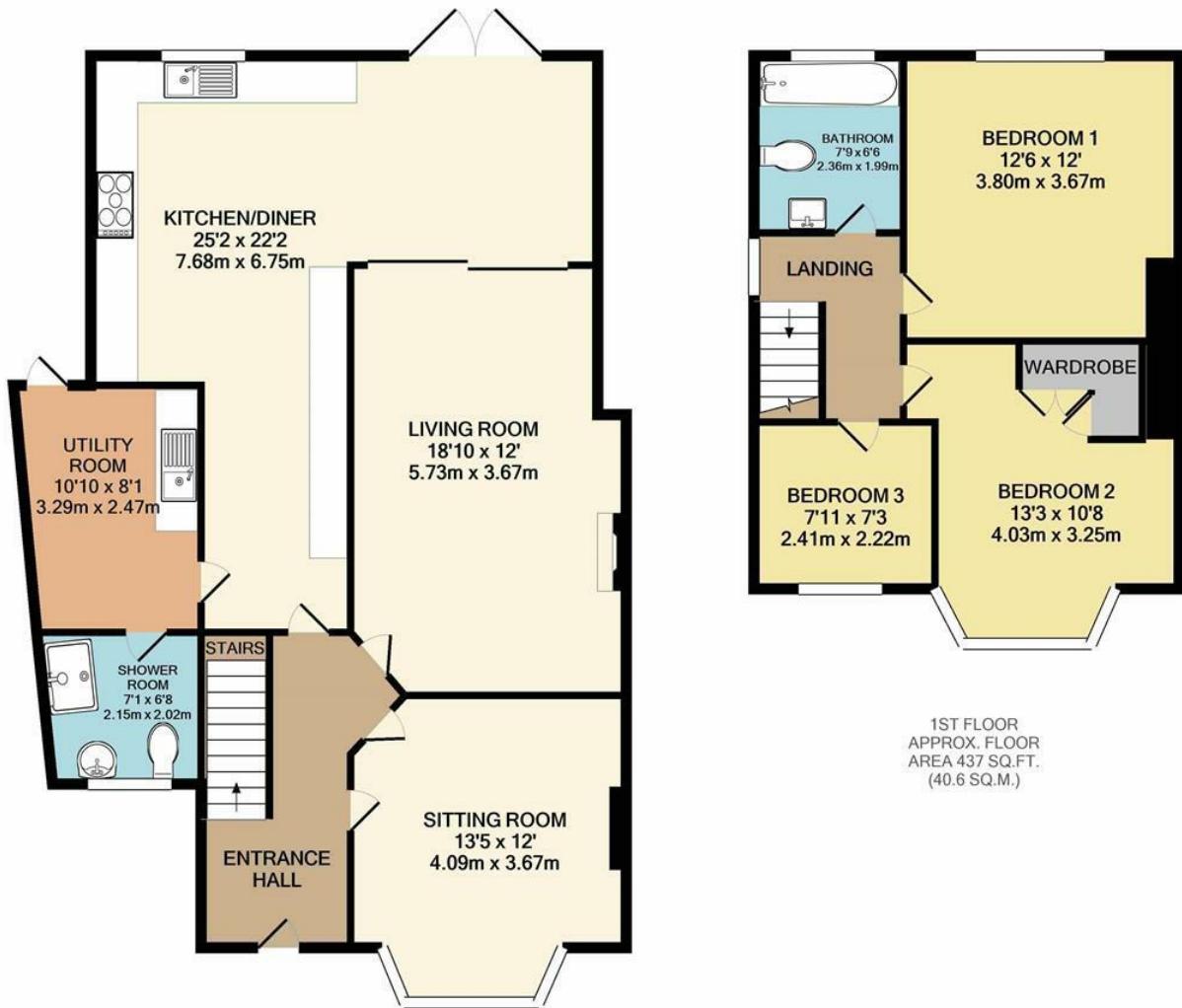
TENURE

We believe this property to be FREEHOLD. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property.

VIEWING

By arrangement through Worthington Estates Codsall office (01902) 847 358.





GROUND FLOOR
APPROX. FLOOR
AREA 916 SQ.FT.
(85.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1353 SQ.FT. (125.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	