

# HUNTERS<sup>®</sup>

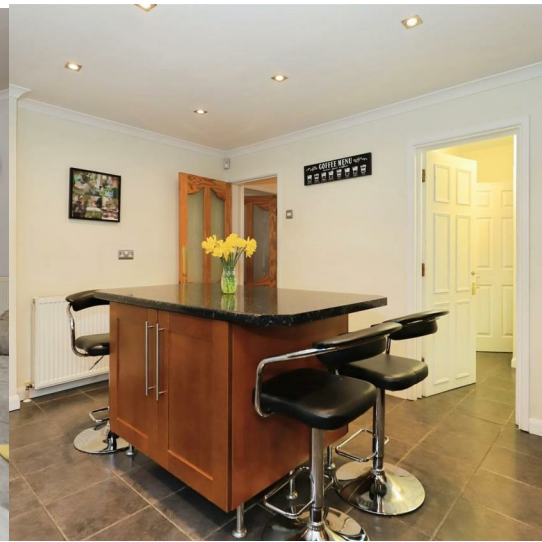
HERE TO GET *you* THERE



## Farrington Road

Wolverhampton, WV4 6QH

£375,000



Lounge 17' 0" x 11' 5" (5.18m x 3.48m)

The lounge is a cosy space featuring soft carpeting and neutral walls. A fireplace creates a focal point, complemented by two windows that fill the room with natural light. The layout allows for comfortable seating arrangements and offers a view over the garden through the sliding doors, enhancing the connection between indoor and outdoor living.

Kitchen 13' 7" x 13' 0" (4.13m x 3.97m)

The kitchen is well-appointed with dark cabinetry and a central island that doubles as a breakfast bar with seating. Granite countertops and integrated appliances offer a modern and functional cooking space. The floor is tiled for ease of cleaning, and natural light enters through the window and external door leading to the garden.

Dining Room 11' 6" x 11' 1" (3.50m x 3.39m)

The dining room is a bright and versatile space with light walls and wood flooring. It has ample room for a dining table and enjoys natural light through a front-facing window, creating an inviting atmosphere for meals or gatherings.

Landing

The landing is a pleasant area on the first floor with light walls and wooden flooring. It provides access to all bedrooms and bathrooms, with a window that adds natural light, contributing to a warm and welcoming feel.

Bedroom 1 13' 9" x 9' 5" (4.18m x 2.88m)

Bedroom 1 is a comfortable double room featuring wooden flooring and a large bay window that fills the room with light. An en-suite bathroom is accessible from this bedroom, adding convenience and privacy.

Bedroom 2 11' 3" x 11' 0" (3.43m x 3.36m)

Bedroom 2 is a well-sized double room with wood-effect flooring and a large window offering pleasant views. The neutral decor provides a calm and relaxing environment.

Bedroom 3 11' 5" x 11' 1" (3.49m x 3.38m)

Bedroom 3 is another double room featuring wood flooring and a large window that overlooks the garden, which allows plenty of natural light to brighten the space.

Bathroom 8' 2" x 7' 5" (2.49m x 2.25m)

The bathroom is fitted with a white suite including a bath, a pedestal basin, and a toilet. Tiled walls surround the upper areas, paired with wood-effect flooring, creating a clean and practical space.

Rear Garden

The rear garden is a generous outdoor space combining a lawn and a paved patio area. Raised beds and mature shrubs provide privacy and greenery, while a decked section is ideal for seating or entertaining, creating a lovely spot for outdoor enjoyment.

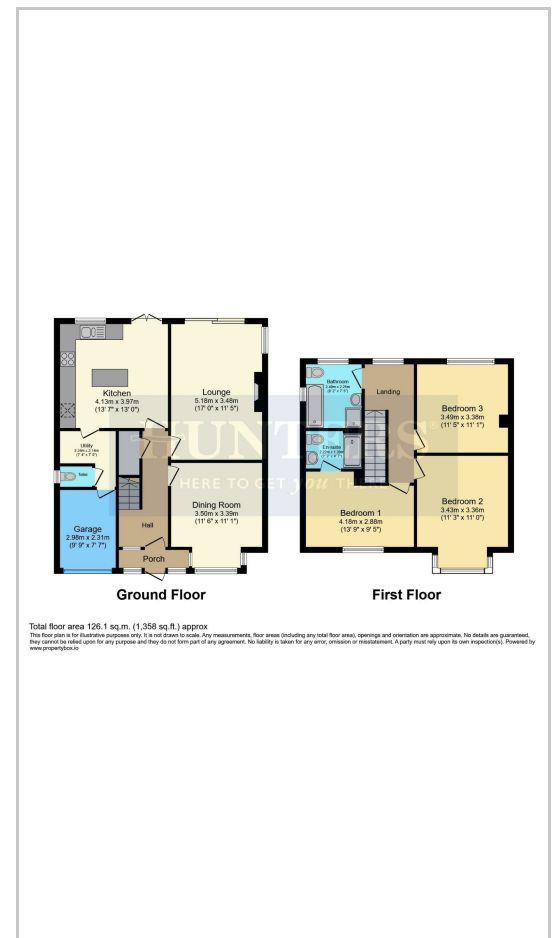
Front Exterior

The front exterior of the property features a broad driveway paved with brick, providing ample parking space. The house is a detached two-storey design with a garage to the side and a well-maintained front garden, presenting a welcoming and practical entrance.

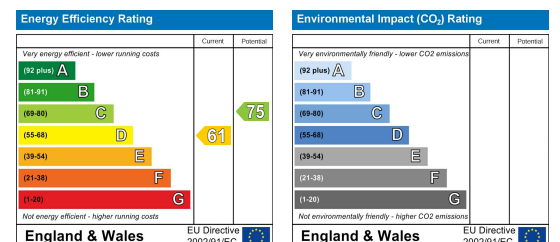
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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