HUNTERS®

HERE TO GET *you* THERE

Sutherland Drive

Wombourne, Wolverhampton, WV5 9BB

Offers In Excess Of £375,000

3 1 1

If you've been waiting for an immaculate home in a beautiful Wombourne setting, Sutherland Drive could be the one.

Positioned just off Orton Lane, this superb three-bedroom semi-detached home enjoys a peaceful residential setting and is beautifully presented throughout, allowing its new owners to simply move in and enjoy.

Set back from the road behind a long driveway providing excellent off-street parking, the property makes a fantastic first impression. Step inside and the same high standard continues, with a welcoming and carefully maintained interior creating a home that would be equally suited to first-time buyers, couples or a growing family.

The ground floor provides a comfortable and versatile arrangement of living space, with plenty of natural light and room for both relaxing and entertaining. The kitchen offers a practical setting for everyday cooking and family life, while the living accommodation provides an inviting place to unwind or spend time with family and friends. Upstairs, three bedrooms are complemented by the family bathroom, providing a well-balanced layout with flexibility for family, guests or those requiring a home office.

Lounge 14' 4" x 13' 0" (4.38m x 3.96m)
The lounge is a bright and inviting living space, with plenty of natural light enhancing the sense of space throughout. An attractive archway creates a natural connection with the adjoining dining room, allowing the two areas to flow effortlessly while retaining their own defined purpose. Ideal for both everyday relaxation and entertaining, it creates a welcoming heart to the home.

Dining Room 7' 10" x 7' 3" (2.38m x 2.22m)
The dining room offers a cosy, separate space for meals, conveniently positioned next to the kitchen and with direct access to the conservatory. It is bright and practical, with a simple design that complements the rest of the ground floor.

Kitchen 19' 5" x 7' 10" (5.92m x 2.40m)
The kitchen is a stylish and practical space, offering an excellent range of cabinetry complemented by generous work surfaces. It is well equipped with modern appliances, including a large cooker and integrated utilities. Plenty of natural light enters through the window and glazed doors leading into the conservatory, creating a bright and welcoming feel. The kitchen also extends into an additional storage area, providing further practicality for everyday cooking and household needs.

Conservatory 19' 2" x 8' 7" (5.84m x 2.61m)
The conservatory is a bright and versatile room with a vaulted ceiling and extensive glazing on three sides, allowing plenty of natural light and views over the rear garden. It is currently set up as a games room, complete with a pool table and dartboard, making it a great space for leisure and entertaining. Doors open directly onto the garden patio, providing an effortless indoor-outdoor flow.

Landing
The first-floor landing is a bright, welcoming space with a window overlooking the front of the property. It provides access to all bedrooms and the shower room, with neutral décor and carpeted flooring that enhances the home's warm atmosphere.

Bedroom 1 12' 4" x 10' 10" (3.75m x 3.30m)
The main bedroom is a generous double room, offering a comfortable and relaxing retreat. Natural light enhances the sense of space, while the tasteful décor and carpeted flooring create a calm and welcoming atmosphere, making this an ideal place to unwind at the end of the day.

Bedroom 2 10' 10" x 9' 11" (3.29m x 3.03m)
Bedroom 2 is a well-proportioned double bedroom with carpeted flooring. It benefits from plenty of natural light through a window overlooking the front of the property, creating a comfortable and relaxing space.

Bedroom 3 9' 2" x 7' 11" (2.79m x 2.41m)
Bedroom three is a versatile and inviting room, offering comfortable space for use as a bedroom, home office or hobby room. A window overlooks the rear garden and provides plenty of natural light, while carpeted flooring adds to the comfortable feel of the room.

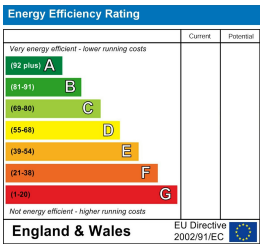
Shower Room 7' 7" x 5' 10" (2.31m x 1.77m)
The shower room on the first floor offers a sleek, modern design with a walk-in shower featuring a rainfall showerhead. It includes a contemporary basin and toilet, all finished with light, neutral tiling and a large mirror, creating a clean and bright space for daily routines.

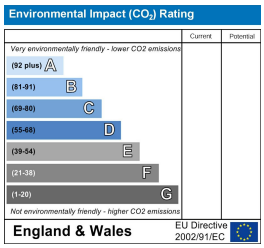
Rear Garden
The rear garden is a generous and private outdoor space, offering a combination of paved and lawned areas. Designed to be both attractive and practical, there is plenty of room for outdoor dining, relaxing and entertaining, as well as space for children to enjoy. Secure boundaries provide a good degree of privacy, creating an ideal garden for families and social gatherings.

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.

3-5 Bilston Street, Sedgley, DY3 1JA
Tel: 01902 672274 Email: sedgley@hunters.com https://www.hunters.com