



**22 Brinsford Road
Wolverhampton, WV10 6RD**

Offers in the region of £260,000

A spacious and extremely well presented three bedroom semi detached family home located in a popular and established residential area within easy access to a wide range of amenities including shops, schools, public transport services and the M54 and M6 motorways.

To the ground floor is a welcoming entrance hall, a spacious living room with dining area and a stylish fitted kitchen with utility area. To the first floor are three bedrooms, two of which are doubles, and a contemporary bathroom.

There is a driveway to the front and a sizeable, well maintained garden to the rear.

The property has gas central heating and double glazing throughout and has been extremely well maintained by it's owners to include a full rewire, replastering throughout and a new kitchen and bathroom all carried out in 2021.

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FRONT



To the front is a shaped lawn, a driveway affording off road parking for 3 vehicles with folding parking security posts, and a side gate providing access to the rear of the property.

ENTRANCE HALL

A spacious and welcoming entrance hall with laminate flooring, radiator, under stairs storage and window to the front. With doors into the kitchen, living/dining room and staircase to the first floor.

LIVING/DINING ROOM

17'5" x 14'6" (5.31 x 4.42)



A well proportioned yet cosy room with laminate flooring in the dining area and window to the front. In the living area is carpeted flooring, radiator, fireplace alcove with real flame effect electric fire and French doors opening onto the rear patio,



KITCHEN

10'5" x 10'5" (3.20 x 3.20)



A well appointed, stylish kitchen with laminate flooring, gloss wall, base and drawer units, laminate work tops, 1.5 bowl

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composite sink and a utility area. Benefitting from integrated appliances including, fridge, freezer, dishwasher, oven and gas hob with extractor over. With door opening onto the side of the property and window to the rear.



LANDING

Having carpeted flooring, obscure window to the front, loft hatch providing access to the space above and doors to the bathroom and the three bedrooms.

BEDROOM ONE

13'1" x 11'2" (4 x 3.42)



Having carpeted flooring, radiator, door to cupboard which houses the boiler and window to the rear.

BEDROOM TWO

11'10" x 11'2" (3.62 x 3.42)



A second double bedroom having carpeted flooring, radiator, window to the rear and an alcove dressing table.



BEDROOM THREE

8'5" x 8'1" (2.57 x 2.48)



Having carpeted flooring, radiator and window to the front.



FAMILY BATHROOM

9'8" x 6'11" (2.97 x 2.12)



Having tile flooring, fully tiled walls, chrome heated towel rail, hand washbasin set within vanity unit with mirror over, wall hung vanity unit, panel bath, w.c. and a corner shower. With obscure window to the side.



REAR



A fantastic space having a large area of lawn, patio, power sockets, security lights and an outbuilding with two storage areas and a w.c.



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 - A

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

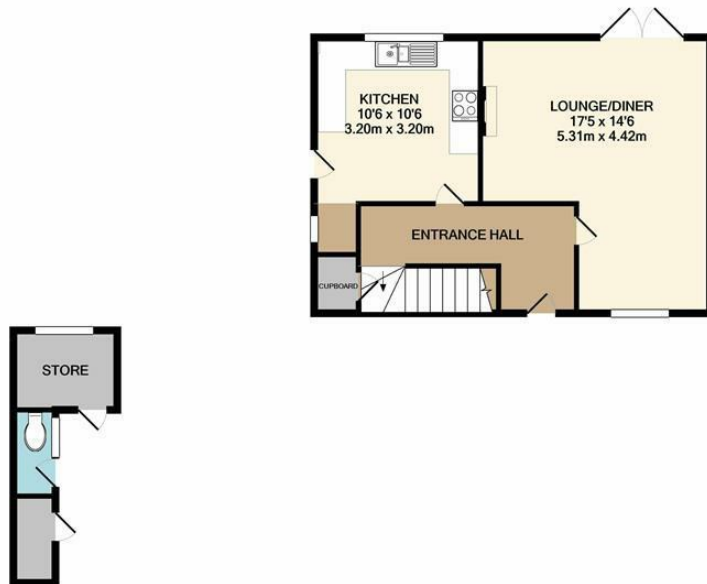
We believe this property to be FREEHOLD. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property.

VIEWING

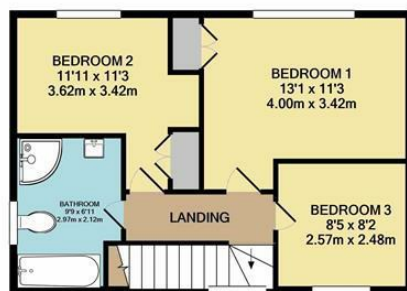
By arrangement through Worthington Estates Codsall office (01902) 847 358.

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GROUND FLOOR
APPROX. FLOOR
AREA 498 SQ.FT.
(46.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 436 SQ.FT.
(40.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 933 SQ.FT. (86.7 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	