



Connells

Sambrook Road
Wolverhampton

Sambrook Road Wolverhampton WV10 0ST

for sale offers in the region of
£300,000



Property Description

Connells Wolverhampton are delighted to present to market this well presented and extended semi-detached family home. Located in the popular area of Fallings Park this home promises to be the ideal choice for growing families.

Internally the property comprises of a welcoming entrance porch leading to an inner hall, spacious 24ft lounge and separate dining room as well as a fitted L-shaped kitchen and adjoining utility. On the first floor there are four well proportioned bedrooms a family bathroom and additional shower room. Externally the property continues to impress with ample off road parking to front and an enclosed rear garden perfect for summer days.

Viewing is highly recommended to appreciate this property.

Location And Area

Situated on Sambrook Road which is conveniently located for Deyncourt Primary School along with being situated close to New Cross Hospital, Wednesfield and Bentley Bridge retail park.

Entrance Porch

Double glazed door to front, with matching side panels.

Entrance Hall

Double glazed door to front, stairs to first floor landing and radiator.

Lounge

14' 10" x 10' 5" max (4.52m x 3.17m max)
Double glazed bay window to front, radiator, marble fireplace with gas fire.

Dining Room

14' 6" x 6' 10" (4.42m x 2.08m)
Double glazed window to front, radiator, storage cupboard.

Kitchen

16' 4" max x 15' 11" max (4.98m max x 4.85m max)
Double glazed window to rear, fitted range of wall and base units with work surfaces above, double electric oven, separate gas hob, sink drainer, radiator, fitted breakfast bar, double glazed door to rear with access to the garden, access to the utility.

Utility

13' 6" x 5' 8" (4.11m x 1.73m)
Variety of wall and base units, work surfaces above, sink drainer, plumbing for appliances, radiator, extractor fan, double glazed door to rear giving access to the garden.

First Floor Landing

Doors to various rooms, loft access via drop down ladder, the loft is partly boarded.

Bedroom One

13' 1" into bay x 7' 11" excluding wardrobe (3.99m into bay x 2.41m excluding wardrobe)

Double glazed bay window to front, radiator, fitted wardrobe.

Bedroom Two

11' 8" x 10' 8" (3.56m x 3.25m)

Double glazed window to rear and radiator.

Bedroom Three

13' 5" x 7' 6" (4.09m x 2.29m)

Double glazed window to front, radiator, built in wardrobe.

Bedroom Four

7' 6" x 6' 5" (2.29m x 1.96m)

Double glazed window to front and radiator.

Bathroom

Double gazed window to rear, wc, wash hand basin, bath with mixer taps, heated towel rail and partly tiled walls.

Shower Room

Double glazed window to rear, wc, wash hand basin, vanity unit, walk in shower cubicle, heated towel rail, tiled walls.

Outside Front

Block paved driveway

Outside Rear

Landscaped rear garden with decked patio, lawn area, storage shed and outdoor tap

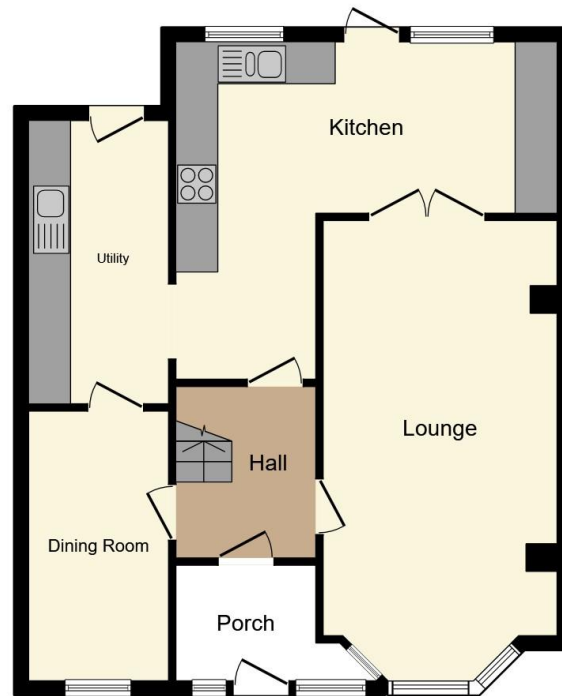
Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.









Ground Floor



First Floor

Total floor area 123.4 m² (1,328 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335944



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: WVH335944 - 0003