



**Connells**

Sabrina Road  
Wightwick Wolverhampton



### Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch is delighted to bring to the market this extended three bedroom detached family home situated on the sought after Sabrina Road in Wightwick which also boasts NO ONWARD CHAIN and planning permission applied for to include a double side extension and single rear extension. Viewings are highly recommended, would make an ideal family or professional home.

Internally the property offers a porch leading into an inviting entrance hallway with access to a convenient ground floor wc, dining room for family meals, a fitted kitchen and an extended lounge for relaxing or entertaining. The ground floor is completed by having a lean to and storage area. Heading upstairs you'll find three generously sized bedrooms, bathroom and separate wc. Outside to the front is a welcoming front garden and ample off road parking for several vehicles, along with a garage for additional parking or storage options. To the rear of the property is a meticulously maintained and sizeable rear garden.

### The Location & Area

Situated in the sought after of Wightwick just a stone's throw away from the prestigious Wightwick Manor. There is a fantastic selection of local schools nearby and the property is within easy access to Wolverhampton City centre and ever popular Bridgnorth.

### Approach

The property is set back from the roadside, it has a lawn to the front of the house with driveway for several vehicles.

### Porch

Door leading into the entrance hallway.

### Entrance Hall

Door to front, windows to the front, radiator, ceiling light point, stairs rising to the first floor, doors leading to the ground floor wc, dining room, lounge and kitchen.

### Ground Floor Wc

Low flush wc, wall mounted wash hand basin, ceiling light point, window to the side.

### Dining Room

11' 8" x 11' 3" ( 3.56m x 3.43m )

Double glazed window to the front, radiator and four wall lights.

### Extended Lounge

21' max x 14' max ( 6.40m max x 4.27m max )

Double glazed window to the side, two radiators, six wall light points, ceiling light point, arch way to the extended area and French doors leading out to the rear garden.



## Kitchen

12' 2" max x 11' 9" max ( 3.71m max x 3.58m max )

Matching wall and base units with stainless steel sink and drainer with mixer tap, partly tiled walls, gas cooker point, wall mounted boiler, radiator, pantry cupboard, two ceiling light points, single glazed window to the side, double glazed window to the rear and doors to the hallway and lean to.

## Lean To

Storage area and doors leading to the front and rear, garage and kitchen.

## First Floor Landing

Double glazed window to the front, loft access, airing cupboard housing the water tank, radiator, ceiling light point and doors leading to all bedrooms, bathroom and separate wc.

## Bedroom One

11' 9" x 11' 4" ( 3.58m x 3.45m )

Double glazed window to the front, ceiling light point, radiator and storage cupboard.

## Bedroom Two

11' 2" x 10' 9" ( 3.40m x 3.28m )

Double glazed window to the rear, ceiling light point and radiator.

## Bedroom Three

8' 9" x 9' 7" ( 2.67m x 2.92m )

Double glazed window to the rear, ceiling light point and radiator.

## Bathroom

Bathtub, vanity wash hand basin, radiator, ceiling spotlights, partly tiled walls and double glazed window to the rear.

## Separate Wc

Low flush wc, ceiling light point and double glazed window to the side.

## Outside Rear

Paved patio area with oil tank and outside tap point, steps down to the lawn with mature trees and flower borders.

## Garage

16' 9" x 9' ( 5.11m x 2.74m )

Up and over garage door, power supply, ceiling light point, double glazed window to the side and door to the lean to.

## Agents Note

The Vendor has made us aware that there is planning permission application currently being processed for a double storey extension to the side and a single storey extension to the rear. The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

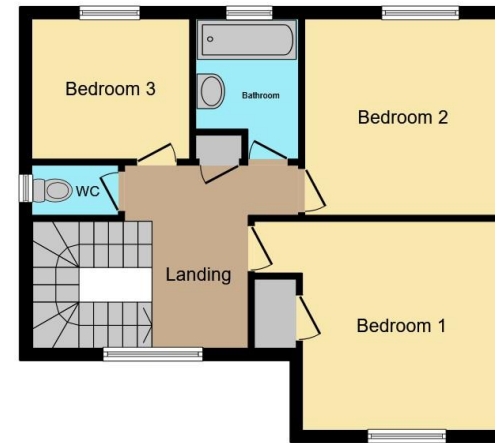








**Ground Floor**



**First Floor**

Total floor area 140.9 m<sup>2</sup> (1,516 sq.ft.) approx

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EPC Rating: D Council Tax  
 Band: F

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH335446](http://connells.co.uk/Property/WVH335446)**



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Property Ref: WVH335446 - 0003