



**33 Sandon Road
Wolverhampton, WV10 6EL**

Offers in the region of £260,000

AN EXTENDED FOUR BEDROOM SEMI-DETACHED PROPERTY WITH A LARGE REAR GARDEN

This deceptively spacious and well maintained family home is located in a popular and established residential area providing a wide range of amenities including shops, schools, public transport services and easy access to the town centre, M54 and M6 motorways.

This property briefly comprises porch, entrance hall, two good size reception rooms, modern kitchen/diner, family bathroom, shower room, four bedrooms and a large garden to the rear. Benefitting from double glazing throughout and a driveway affording off road parking.

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FRONT



Having a block brick driveway affording off road parking for several vehicles.

PORCH

5'1" x 5'7" (1.57 x 1.71)

An enclosed porch with an obscure door leading into the entrance hall.

ENTRANCE HALL

11'4" x 4'4" (3.46 x 1.33)



A welcoming entrance hall with laminate flooring, plain coving, radiator, doors leading into the two reception rooms and stairs leading to the first floor.

LIVING ROOM

10'7" x 11'5" (3.25 x 3.50)



A charming and cosy room with bay window to the front, laminate flooring, radiator, dado rail, plain coving and feature fireplace with electric flame effect fire.

SITTING ROOM

9'4" x 15'10" (2.87 x 4.83)



A really bright and spacious room with laminate flooring, radiator, feature fireplace with electric flame effect fire, plain coving, large storage cupboard, door into the inner hall and large opening leading into the kitchen/diner.

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KITCHEN/DINER

22'2" x 14'7" (6.76 x 4.46)



A really impressive area having a well appointed, stylish kitchen with laminate flooring, matching wall, base and drawer units, marble effect square edge work tops and breakfast bar. Benefitting from integrated appliances including wine cooler, fridge, freezer, dishwasher, washing machine, electric oven with integrated microwave and electric hob with extractor over. Extended into the conservatory, with self cleaning glass roof and windows to the side, this space is full of natural light. With door leading onto the rear patio.

INNER HALL

2'7" x 5'10" (0.80 x 1.79)



Having laminate flooring and doors leading into the forth bedroom and the shower room.

BEDROOM FOUR

13'10" x 5'9" (4.22 x 1.77)



Forming the extension is this impressive double bedroom with shower room. Having laminate flooring, radiator and door into the inner hall.

SHOWER ROOM

6'5" x 4'11" (1.97 x 1.52)



Having lino flooring, thermostatic shower, close coupled w.c., wall hung washbasin and obscure window to the rear.



LANDING

3'5" x 5'8" (1.06 x 1.74)

Having carpeted flooring, obscure window to the side, plain coving, loft hatch providing access to the space above and 3 storage cupboards, one of which houses the boiler (installed in 2019).

BEDROOM ONE

11'6" x 10'7" (3.53 x 3.25)



Having carpeted flooring, plain coving, radiator, built in wardrobe and window to the front.

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BEDROOM TWO

12'4" x 10'7" (3.77 x 3.25)



A second double bedroom having LVT flooring, radiator, plain coving and window to the rear.

BEDROOM THREE

7'6" x 5'8" (2.30 x 1.74)



Currently used as a dressing room, having window to the front, plain coving, radiator and laminate flooring.



FAMILY BATHROOM

6'9" x 5'7" (2.06 x 1.72)



Having a pedestal washbasin, panel bath, close coupled w.c, corner shower enclosure with thermostatic shower and dual showerheads and obscure window to the side.

REAR



A sizeable and enclosed rear garden having a large area of lawn, patio, decking area, timber garden store and water tap. A fantastic space.



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 - B

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

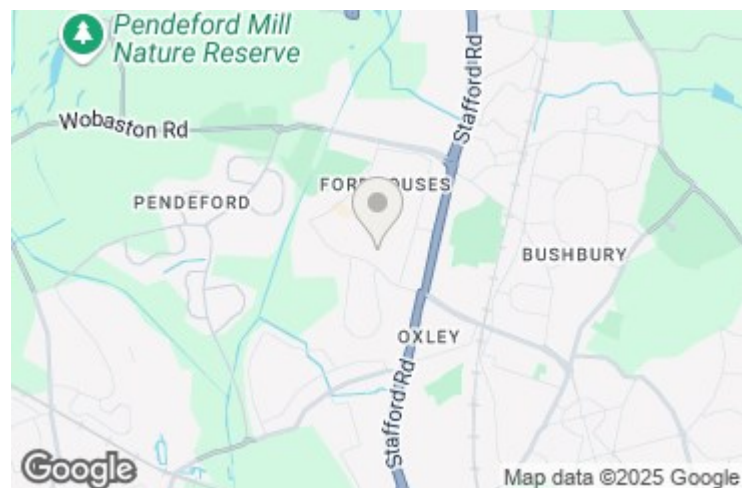
We are informed by the vendor that all mains services are connected.

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.

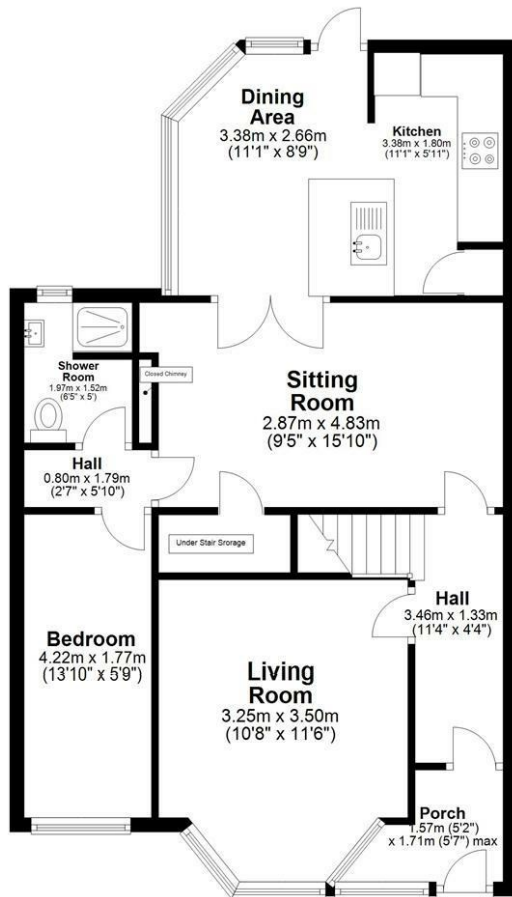
VIEWING

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



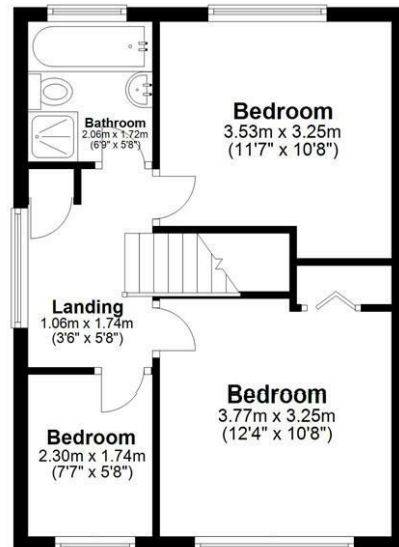
Ground Floor

Approx. 67.2 sq. metres (723.7 sq. feet)




First Floor

Approx. 37.0 sq. metres (398.7 sq. feet)



Total area: approx. 104.3 sq. metres (1122.4 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	82
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 