



**22, Brinsford Road  
Fordhouses, 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 with easy access to a wide range of amenities, including shops, schools, public transport links, and the M54 and M6 motorways.

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

Externally, the property benefits from a driveway to the front and a sizeable, well-maintained rear garden.

The property has gas central heating and double glazing throughout and has been extremely well maintained by its owners, including a full rewire, replastering throughout, and a new kitchen and bathroom, all completed in 2021.

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### FRONT



To the front of the property is a shaped lawn and a driveway providing off-road parking for up to three vehicles, complete with folding security posts. A side gate offers convenient access to the rear garden.

### ENTRANCE HALL

A spacious and welcoming entrance hall featuring laminate flooring, a radiator, useful under-stairs storage, and a window to the front elevation. Doors lead through to the kitchen and the living/dining room, with a staircase rising to the first floor.

### LIVING/DINING ROOM

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



A comfortable space, featuring laminate flooring in the dining area with a window to the front aspect. The living area offers carpeted flooring, a radiator, and a fireplace alcove with a real flame-effect electric fire, along with French doors opening out onto the rear patio.



### KITCHEN

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



A stylish and well-appointed kitchen featuring laminate flooring, a range of gloss wall, drawer and base units with laminate worktops, and a 1.5 bowl composite sink. Integrated appliances include a fridge, freezer, dishwasher, oven and gas hob with extractor over. A door provides access to the

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side of the property, with a window overlooking the rear garden. The space is complemented by a useful utility area.



roof space. Doors lead through to the bathroom and all three bedrooms.

### BEDROOM ONE

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



Featuring carpeted flooring, radiator, and window to the rear aspect.



### BEDROOM TWO

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



Featuring carpeted flooring, a radiator, a window to the rear aspect and an alcove dressing table.



### LANDING

The landing features carpeted flooring, an obscure window to the front elevation, and a loft hatch providing access to the



**BEDROOM THREE**  
8'5" x 8'1" (2.57 x 2.48)



Featuring carpeted flooring, radiator and window to the front aspect.



**FAMILY BATHROOM**

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



A stylish and contemporary bathroom featuring tiled flooring and fully tiled walls, complemented by a chrome heated towel rail. The suite includes a hand wash basin set within a vanity unit with mirror over, a wall-mounted vanity unit, panel bath, W.C., a corner shower enclosure and an obscure window to the side elevation.



REAR



A great outdoor space featuring a generous lawn and patio area, ideal for relaxing or entertaining. The garden also benefits from power sockets and security lighting, along with a substantial outbuilding comprising two useful 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.

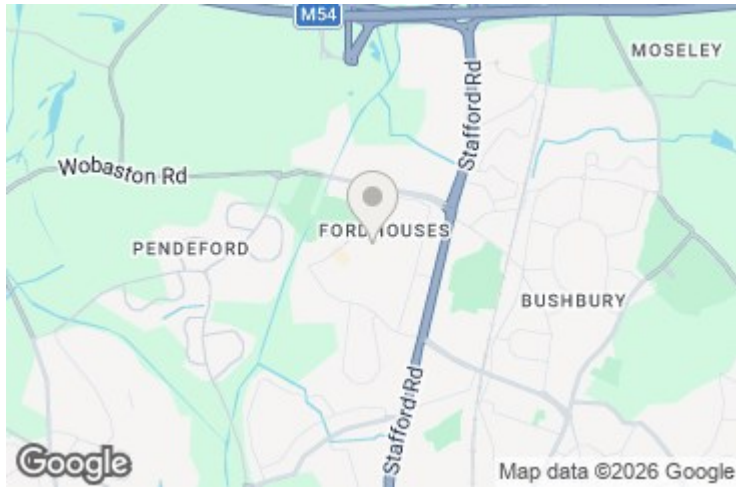
**TENURE**

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.

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

86.7 SQ.M.)

contained here, measurements  
possibility is taken for any error,  
should be used as such by any  
not been tested and no guarantee  
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