



**40, Brinsford Road  
Fordhouses, Wolverhampton, WV10 6RD  
Offers in the region of £200,000**

A modern, well presented two bedroom end terrace family home positioned in a popular residential area, within easy access of local schools, shops and the M54 and M6 motorways.

Having been extensively restyled and tastefully decorated throughout by the current owners, the ground floor presents a bright and welcoming entrance hall, stylish kitchen and an 18ft living room with feature fire. To the first floor is a bathroom and two double bedrooms. There is a large driveway to the front and a sizeable garden to the rear.

The property benefits from double glazing and central heating throughout and presents a perfect opportunity for first time buyers or those wanting to downsize.

**FRONT**



Having a large driveway to the front affording off road parking for several vehicles, leading to the canopy porch and to the gate providing access to the verandah.

**ENTRANCE HALL**



Having laminate flooring, radiator, obscure window to the side, stairs to the first floor and doors to the living room and kitchen.

**KITCHEN**

9'9" x 8'5" (2.98 x 2.59)



A contemporary kitchen having shaker wall, drawer and base units, laminate worktops, laminate flooring, under stairs storage, window to the rear and door into the verandah. With space and plumbing for white goods and cooker.



**LIVING ROOM**

18'11" x 10'6" (5.79 x 3.22)



A fantastic space with ample space for a dining table, having dual aspect windows to the front and rear, laminate flooring, radiator and a stylish living flame feature fire.

**BEDROOM ONE**

16'1" x 9'1" (4.91 x 2.78)



Having laminate flooring, radiator, built in storage cupboard and window to the front. With decorative part panelled feature wall.



**LANDING**

Having carpeted flooring, loft hatch providing access to the space above, obscure window to the side and doors to the bathroom, two bedrooms and the airing cupboard.

**BEDROOM TWO**

10'6" x 9'10" (3.21 x 3.01)



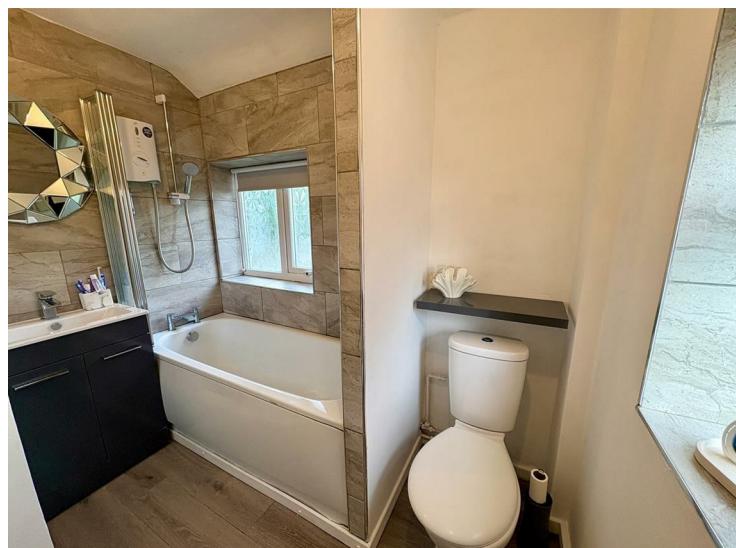
Having laminate flooring and window to the rear.

**REAR**



**BATHROOM**

6'4" x 6'2" (1.95 x 1.88)



Having a panel bath with shower over, washbasin set within vanity unit, W.C, radiator, laminate flooring and obscure dual aspect windows to the side and rear.

**VERANDAH**



With windows to the front and rear and doors to the garden, outhouse and the front drive.

To the rear is a sizeable enclosed garden with a patio area, borders stocked with mature planting, an external water source and a coal shed providing useful storage space.



**BROADBAND**

Ofcom checker shows that Standard / Superfast / Ultrafast are available.

**MOBILE**

Ofcom checker shows three of the main providers having coverage indoors with all four main providers having coverage outdoors.

**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.

**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- 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**

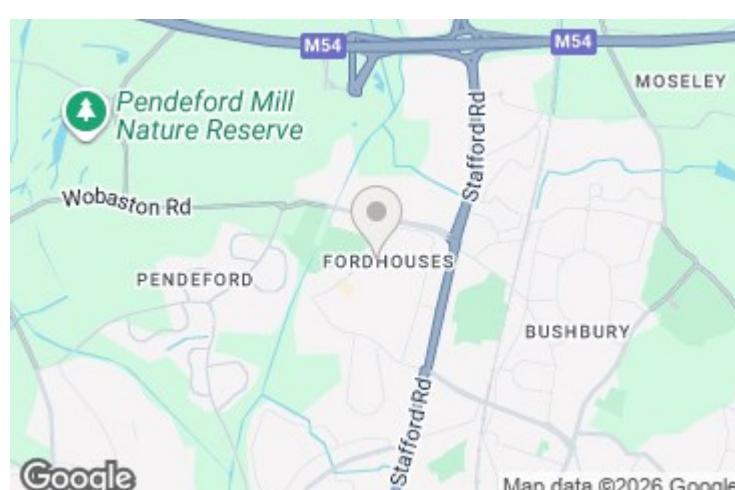
Vacant possession will be given on completion.

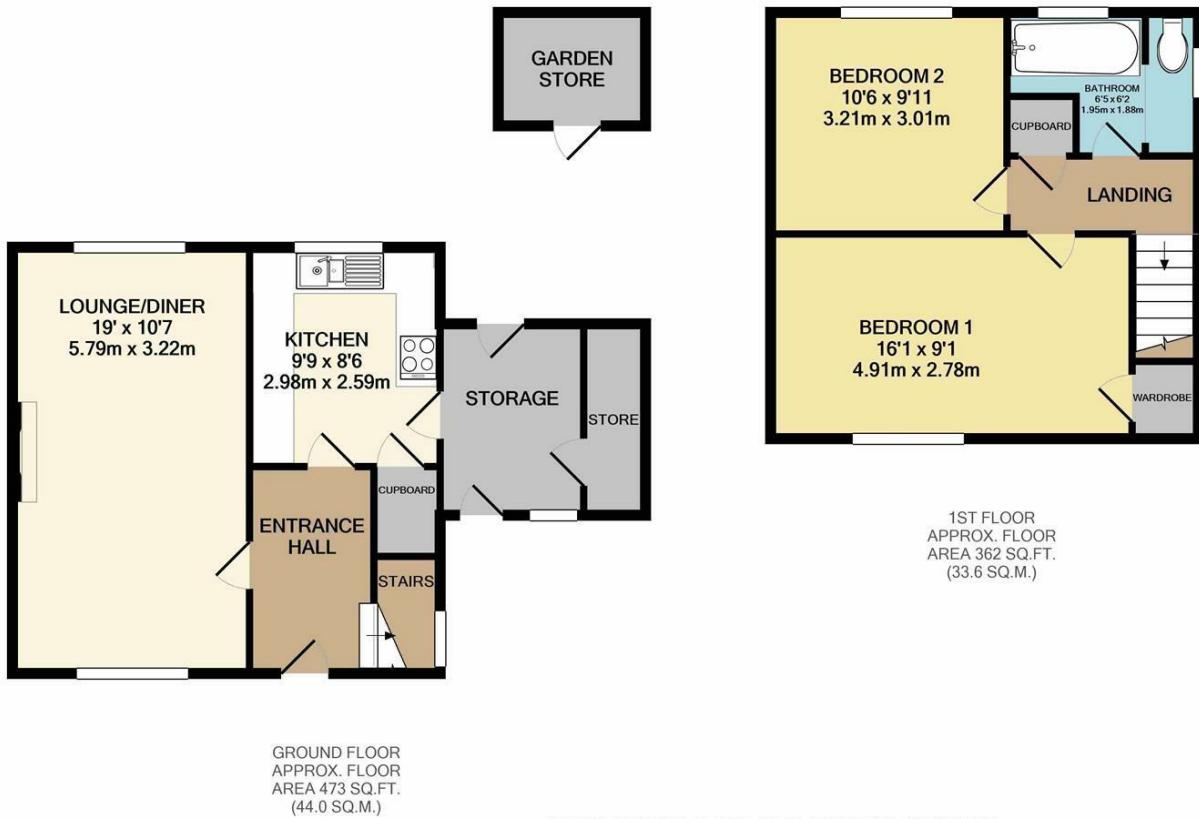
#### **SERVICES**

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

#### **VIEWING**

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





TOTAL APPROX. FLOOR AREA 835 SQ.FT. (77.6 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	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	