



25 Blackbrook Way, Moseley Green, Wolverhampton, WV10 8TB

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# 25 Blackbrook Way, Moseley Green, Wolverhampton, WV10 8TB

A beautifully presented three bedroom family home with an extended,  
open plan living dining kitchen

## LOCATION

25 Blackbrook Way is situated at the end of a cul-de-sac on the North side of Wolverhampton within a close distance of the A449 which gives easy commuter access both into Wolverhampton City Centre and also the motorway network with the M54 being close by and facilities afforded by the M6 within a short distance away. Fordhouses has recently seen a surge in popularity due to the highly publicised i54 site.

## DESCRIPTION

25 Blackbrook Way is a well appointed and well presented three bedroom family home. The ground floor has been extended to create an open plan living dining kitchen along with a guest cloakroom and a lounge. There is ample parking to the front and the property benefits from gas central heating and double glazing.

## ACCOMMODATION

An open PORCH has a glazed composite door opening into the HALL with wood effect flooring and a glazed door opens into the LOUNGE with a media wall with space for a TV and a wide, electric log fire, wiring for wall lights, a double glazed and leaded bow window to the front and a sliding door opens into the open plan LIVING / DINING / KITCHEN with wood effect flooring throughout. The kitchen has a range of gloss fronted wall and base units with stone working surfaces, under counter lighting, plinth lighting and a coordinating centre island with a four ring Neff induction hob. There are two built in Neff ovens, space for an American style fridge freezer, built in dishwasher and washing machine, space for a wine fridge, and an undermounted sink with a double glazed window over, integrated ceiling lighting and a large useful understairs cupboard. The living and dining areas wrap around the side and rear of the property with two glazed atriiums, integrated ceiling lighting and double glazed windows and doors to the rear garden. The GUEST CLOAKROOM has a WC, corner wash basin, wood effect flooring, tiled walls and integrated ceiling lighting and there is an internal door to the garage.

Stairs from the hall rise to the first floor landing with a double glazed window to the side and access to the loft. BEDROOM ONE is a good size double room with a feature panelled wall, a bank of wardrobes with sliding mirrored doors and a double glazed and leaded window to the front. BEDROOM TWO is also double in size with built in wardrobes with sliding mirrored doors and a double glazed window to the rear. BEDROOM THREE has a double glazed window to the front and built in wardrobes and the SHOWER ROOM has a corner shower cubicle, vanity unit with a wash basin set in a vanity shelf with cupboards, drawers and WC. tiled walls, tiled floor, heated ladder towel rail and a double glazed window.

## OUTSIDE

25 Blackbrook Way sits behind a DRIVEWAY laid in brick herringbone with an external light leading to a reduced length GARAGE with a roller shutter door, electric light and power and an internal door to the living room. REAR GARDEN is mostly laid to lawn with paved patios to the rear and gated rear access to Greenfield Lane.

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND C – Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard, Superfast and Ultrafast are available

Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

The long term flood defences website shows very low risk.

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£309,950

EPC: D

**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



## 25 BLACKBROOK WAY FORDHOUSES



HOUSE: 101.5sq.m. 1092sq.ft.  
GARAGE: 11sq.m. 119sq.ft.  
**TOTAL: 112.5sq.m. 1211sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE





