



37 SANDRINGHAM ROAD WOLVERHAMPTON, WV4 5SY

ASKING PRICE £335,000
FREEHOLD

A stunning and beautifully refurbished three-bedroom semi-detached home, presented to an exceptional standard throughout and situated in a highly sought-after location enjoying elevated views to the front.

The accommodation briefly comprises a welcoming reception hall, living room, impressive open-plan dining kitchen to the rear, utility room and ground floor WC. To the first floor are three well-proportioned bedrooms and a re-fitted family bathroom.

Externally, a driveway provides off-road parking, while to the rear is a superb garden featuring patio seating areas and a generous lawn, ideal for outdoor dining and entertaining.



37 SANDRINGHAM ROAD

- STUNNING SEMI-DETACHED HOME
- REFURBISHED
- SPACIOUS DINING KITCHEN
- GROUND FLOOR W.C.
- UTILITY ROOM
- LARGE REAR GARDEN IDEAL FOR ENTERTAINING
- HIGHLY SOUGHT AFTER LOCATION



APPROACH

The property is approached via a block paved driveway providing off road parking with an adjacent lawned foregarden. A gated side passage provides access to the rear.

RECEPTION HALL

Radiator, staircase to the first floor landing, useful store cupboard.

LIVING ROOM

Double-glazed window to the front, radiator, log burner, glazed double doors to the dining kitchen, .

DINING KITCHEN

Double-glazed window and bi-fold doors to the rear, two radiators, skylight window and generous under stairs pantry. The kitchen is fitted with a contemporary range of wall, drawer and base units with work surfaces above incorporating a 1 1/4 bowl sink and drainer unit with extendable mixer tap. Integral appliances include four ring induction hob, electric oven, microwave and fridge.

GUEST W.C.

Double-glazed obscure window to the rear, radiator, close-coupled w.c, wash hand basin with mixer tap

UTILITY / LAUNDERETTE

Double-glazed window to the side, radiator, skylight window with remote control blind, fitted store cupboards with stainless steel sink and drainer unit above, space for washing machine and dryer. Doorway to store room.

STORE ROOM

Electronically operated roller shutter door to the front, doorway to the utility.

FIRST FLOOR LANDING

Double-glazed window, built in airing cupboard housing combination boiler.

BEDROOM ONE

Double-glazed window to the rear, radiator, fitted wardrobes with sliding mirror doors, corner wash hand basin.

BEDROOM TWO

Double-glazed window to the front, radiator.

BEDROOM THREE

Double-glazed window to the front, radiator, built in wardrobe.

BATHROOM

Double-glazed window to the rear, inverted radiator, part tiled walls, contemporary white suite comprising close-coupled w.c, sink with vanity unit, panelled bath with shower above.

REAR GARDEN

To the rear of the property is a full width patio housing a glazed roof Pergola. There is a generous mature lawned garden with well stocked borders and an additional pergola and water feature on raised decking at the end of the garden.

A gated side passage provides access to the front driveway.

PROPERTY INFORMATION

Title - The property is understood to be freehold

Services - The agents understands that mains gas, water, electricity and drainage are available.

Council Tax - Wolverhampton City Council - Tax Band C

Anti-Money Laundering Regulations - In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £25.00 (including VAT) for each purchaser and any giftors contributing funds. This check is done prior to the issue of a sales memorandum. Please note that this charge is non-refundable.

Broadband - Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile Coverage - 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 confirm availability and speed.

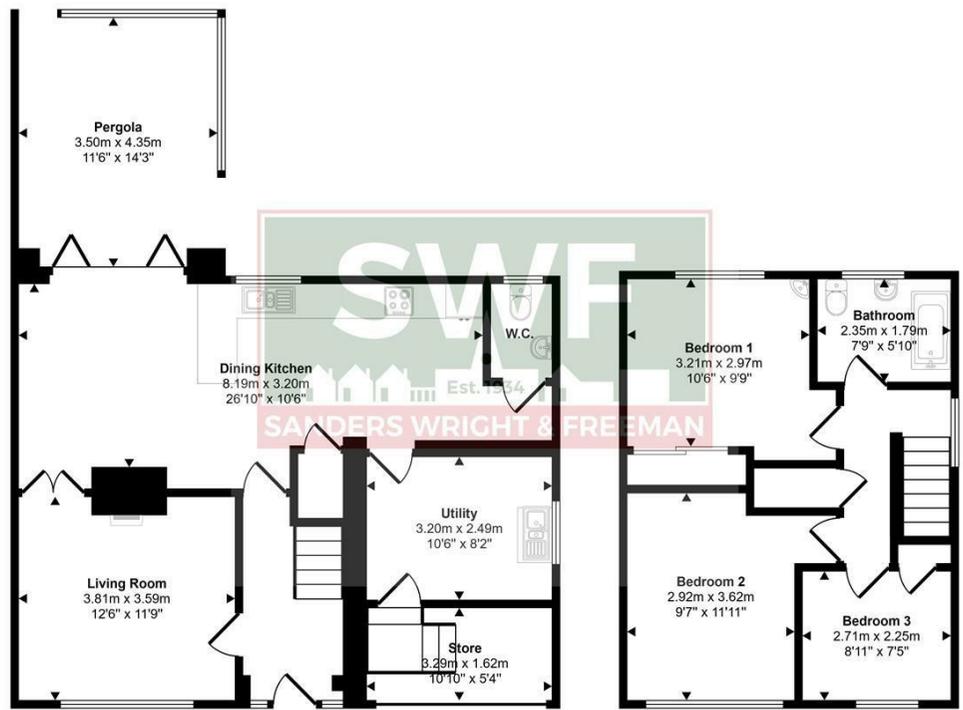
Flood Risk - Please use this link to check the long term flood risk for an area in England -

<https://www.gov.uk/check-long-term-flood-risk>

37 SANDRINGHAM ROAD



Approx Gross Internal Area
127 sq m / 1370 sq ft



Ground Floor
Approx 85 sq m / 913 sq ft

First Floor
Approx 42 sq m / 457 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements