



44 CLIFTON ROAD
WOLVERHAMPTON, WV6 9AP

OFFERS IN THE REGION OF £745,000
FREEHOLD

Located in one of the most sought after positions in the city and within walking distance of Tettenhall village is this 4 bedroom detached home, available with No Onward Chain. Substantial plot with detached double garage, conservatory, large living/sitting room, study, dining room and en-suite to master bedroom



44 CLIFTON ROAD

- Highly Sought After Location
- Four Bedrooms
- Detached Double Garage
- Conservatory
- Spacious Living/Sitting Room
- Study
- Dining Room
- Breakfast Kitchen
- Utility and Guest Cloakroom
- Walking Distance To Tettenhall Village



SUMMARY

Located in one of the most sought after areas of the city and within walking distance of Tettenhall village is this 4 bedroom detached home, available with No Onward Chain. Occupying a substantial plot with detached double garage, features include a conservatory, large living/sitting room, study, dining room, four generous bedrooms with en-suite to the master bedroom. The property has a driveway providing off road parking for several vehicles and has a pleasant side courtyard and lawned garden to the rear.

APPROACH

The property is approached via a generous block paved driveway providing off road parking with adjacent lawned gardens. From a columned porchway a door leads into the reception hall.

RECEPTION HALL

Staircase to the first floor landing and radiator.

LIVING ROOM

19'5" x 13'4"

Two double glazed windows to the front, radiator and an archway to the adjoining sitting room.

SITTING ROOM

13'4" x 9'9"

Double doors to the conservatory, radiator and door to the study.

STUDY

15'8" x 9'9"

Two double glazed windows to the rear, radiator and feature fireplace.

DINING ROOM

16'2" x 9'9"

Double glazed window to the front, radiator and doorway to the breakfast kitchen.

BREAKFAST KITCHEN

14'9" x 12'10"

Double glazed windows to the front and side, tiled floor, fitted breakfast bar with radiator beneath, part tiled walls and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating 1¼ bowl sink and drainer unit with mixer tap. There is a built in oven with 4 ring hob above, integral fridge and dishwasher and doors to the rear lobby and hallway.

UTILITY ROOM

8'5" x 7'7"

Double glazed windows to the side and rear, part tiled walls and a range of fitted wall and base cupboards with roll edge work surfaces above incorporating a sink and drainer unit with mixer tap. There is space for a washing machine and dryer and a doorway to a useful closet.

GUEST CLOAKROOM

Double glazed obscure window to the side, tiled walls, pedestal wash hand basin and close coupled w.c.

LOBBY

Double glazed window to the side, tiled floor and doorway to the side courtyard.

FIRST FLOOR LANDING

Loft access hatch.

MASTER BEDROOM

14'1" x 13'1"

Two double glazed windows to the front, radiator and fitted wardrobes.

EN-SUITE SHOWER ROOM

Double glazed obscure window to the front, radiator, part tiled walls and suite comprising close coupled w.c, pedestal wash hand basin and shower enclosure.

BEDROOM TWO

12'11" x 10'0"

Two double glazed windows to the rear, radiator and fitted wardrobes.

BEDROOM THREE

14'4" x 9'9"

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

BEDROOM FOUR

13'0" x 9'9"

Double glazed window to the rear, radiator and built in wardrobe.

BATHROOM

Double glazed obscure window to the rear, part tiled walls, radiator and suite comprising panelled bath,

pedestal wash hand basin and close coupled w.c.

DETACHED GARAGE

21'6" x 17'11"

Electronic up and over door to the front, door to the courtyard, electric power points and lighting.

OUTSIDE

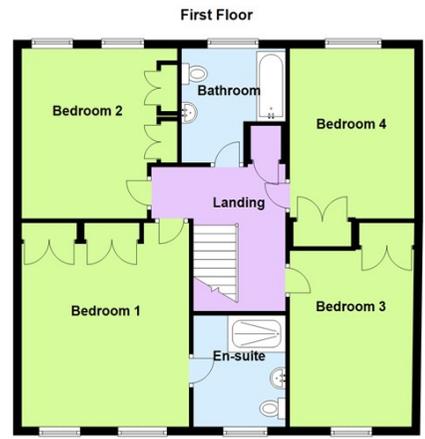
Occupying a deceptively large plot the property has a private courtyard to the side where gates provide access to the front driveway and a side door to the garage. To the rear is a paved patio area with shaped lawned garden beyond, well screened by mature trees and shrub borders to provide a private rear outlook.

OTHER NOTES

Wolverhampton City Council - Tax Band G

44 CLIFTON ROAD





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	76
(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	



Sanders, Wright & Freeman - Sales
 13 Waterloo Road
 Wolverhampton
 West Midlands
 WV1 4DJ

01902 575555
 enquiries@swfestateagents.co.uk
 www.swfestateagents.co.uk

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