



41 SANDRINGHAM ROAD
WOLVERHAMPTON, WV4 5SU

OFFERS IN THE REGION OF £450,000
FREEHOLD

Set on a generous corner plot in one of the area's most desirable locations, this spacious four-bedroom detached family home is offered for sale with NO ONWARD CHAIN.

The property benefits from a double entry driveway and double garage, and internally offers well-proportioned living throughout. Accommodation includes three spacious reception rooms, a good-sized kitchen, utility room, and a ground floor WC. To the first floor are four bedrooms and a family bathroom, making it an ideal family home.



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• NO CHAIN • DOUBLE ENTRY

DRIVEWAY • THREE RECEPTION

ROOMS • GROUND FLOOR W.C. • DOUBLE

GARAGE • UTILITY ROOM • HIGHLY SOUGHT

AFTER LOCATION



APPROACH

The property is approached via a double entry driveway providing off road parking for several vehicles. Double gates to the side provide access to a further parking area and the rear garden.

RECEPTION HALL

Inviting reception hall with radiator and staircase to the first floor landing.

THROUGH LIVING ROOM

Double-glazed window to the front, radiator, feature fireplace, double-glazed double doors to the rear garden.

SITTING ROOM

Double-glazed windows to the front and rear, doors to the rear garden, kitchen and w.c.

GUEST CLOAKROOM

Double-glazed obscure window to the rear, corner wash hand basin, close-coupled w.c.

DINING ROOM

Double-glazed window to the front, radiator.

KITCHEN

Two double-glazed windows to the rear, radiator, part tiled walls, range of fitted wall, drawer and base units with roll edge work surfaces above incorporating stainless steel sink and drainer unit with mixer tap.

UTILITY ROOM

Double-glazed window to the rear, fitted roll edge counter top work surface with inset stainless steel sink

and drainer unit with mixer tap. Doors to the rear garden, and garage.

FIRST FLOOR LANDING

Double-glazed obscure window to the rear, radiator, loft access hatch.

BEDROOM ONE

Double-glazed window to the rear, radiator, fitted wardrobes.

BEDROOM TWO

Double-glazed window to the front, radiator.

BEDROOM THREE

Double-glazed window to the front, radiator.

BEDROOM FOUR

Double-glazed window to the front, radiator.

FAMILY BATHROOM

Double-glazed obscure window to the rear, radiator, suite comprising close-coupled w.c, pedestal wash hand basin, panelled bath, corner shower enclosure.

DOUBLE GARAGE

Electronically operated up and over door to the front, doorway to the utility room.

REAR GARDEN

To the rear of the property is a block paved patio and lawned garden which extends to the side where there are double gates to the front driveway.

PROPERTY INFORMATION

Title - The property is understood to be freehold

Services - The agents understands that mains gas, water, <https://www.gov.uk/check-long-term-flood-risk> electricity and drainage are available.

Council Tax - Wolverhampton City Council - Tax Band D

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.

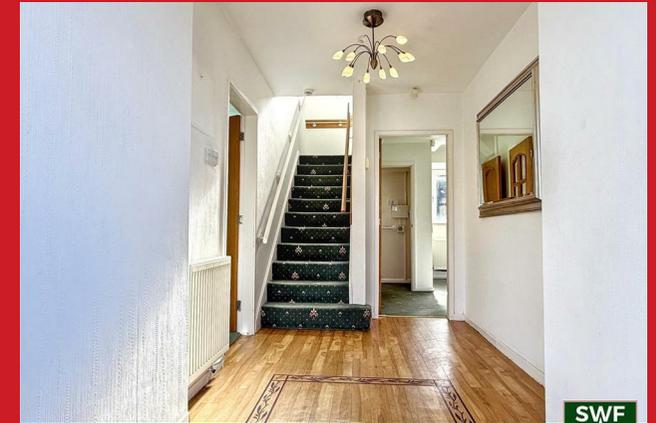
Broadband - Ofcom checker shows Standard / Superfast / Ultrafast are available

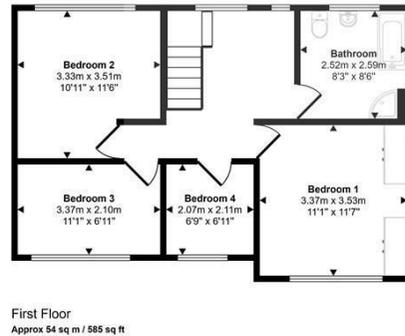
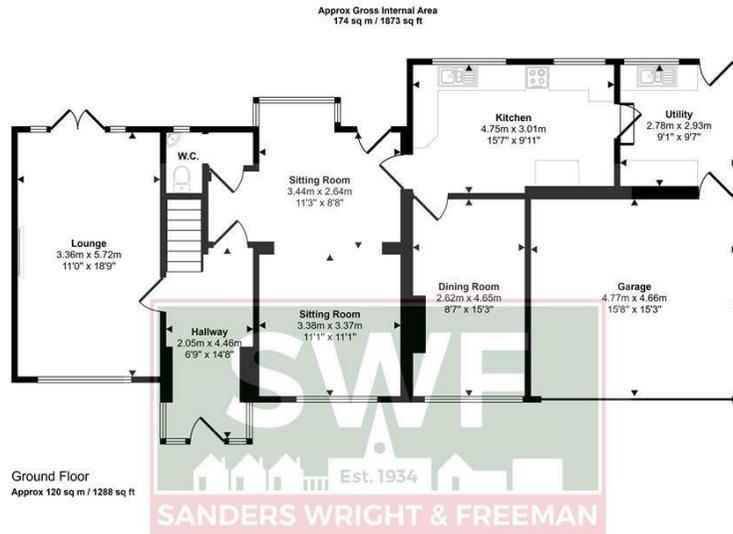
Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - <https://www.ofcom.org.uk/mobile-coverage-checker>

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 -

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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 Snaggy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	66	
(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