

**Farrington Road, Wolverhampton**

**Offers In The Region Of £575,000**





# Farrington Road, Wolverhampton

## DESCRIPTION

Hunters are delighted to bring to the market this immaculate detached property that comes with a two storey garden Granny Annex, situated on the ever popular on the sought after Ettingshall Park Farm is now available for sale. Set back beyond an excellent size driveway providing plenty of parking, this generous property offers an abundance of space and comfort for families alike.

A welcoming entrance hall gives immediate access to the main family living areas, including the lounge, dining area and modern open plan kitchen fitted with plentiful storage cupboards and feature island. There is access to the downstairs WC, rear reception room and utility room (converted from the original garage).

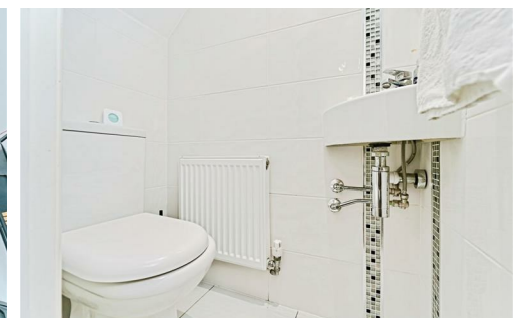
Going to the first floor, the accommodation includes a master bedroom with modern fitted shower room and fitted wardrobes, there are two further double bedrooms, a single bedroom and a family bathroom. Meanwhile there are stairs off the landing leading to a loft room with an extensive storage room within the eaves, which completes the main house accommodation.

Going out to the low maintenance rear garden, there is a self contained two storey Granny Annex hosting one double bedroom and bathroom on the first floor, and open plan living room and kitchen on the ground floor offering additional living space or potential rental income.

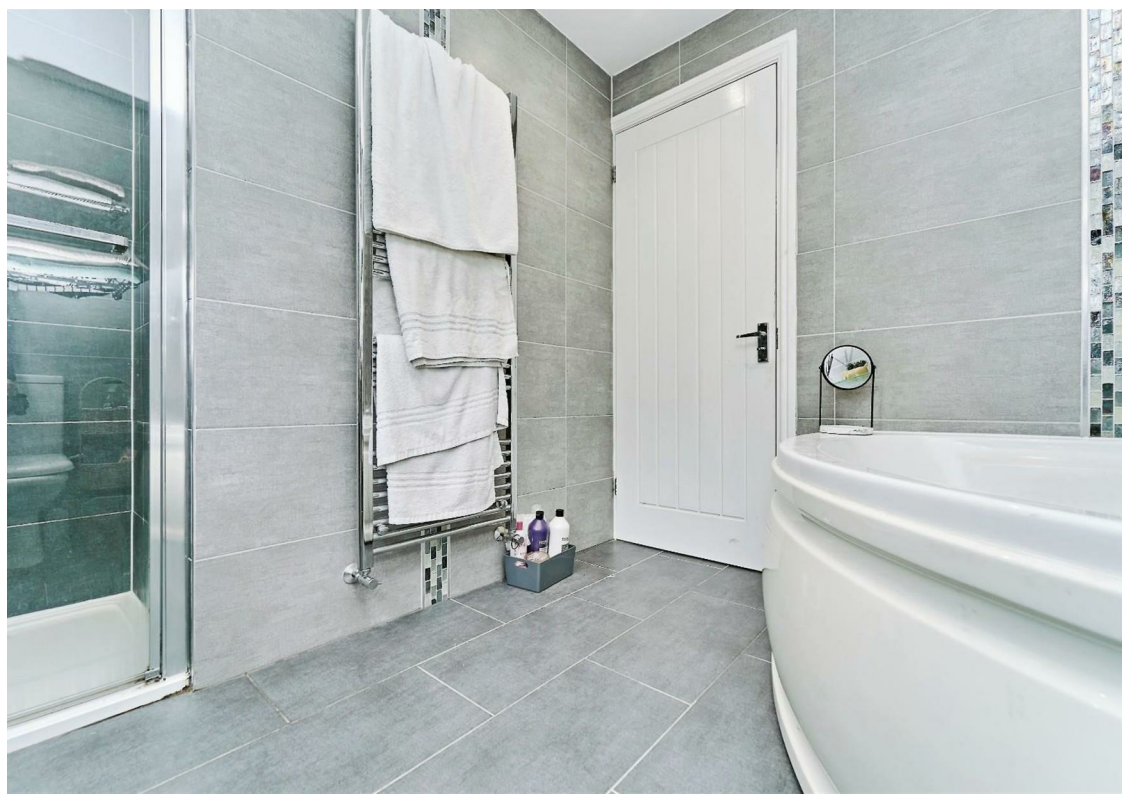
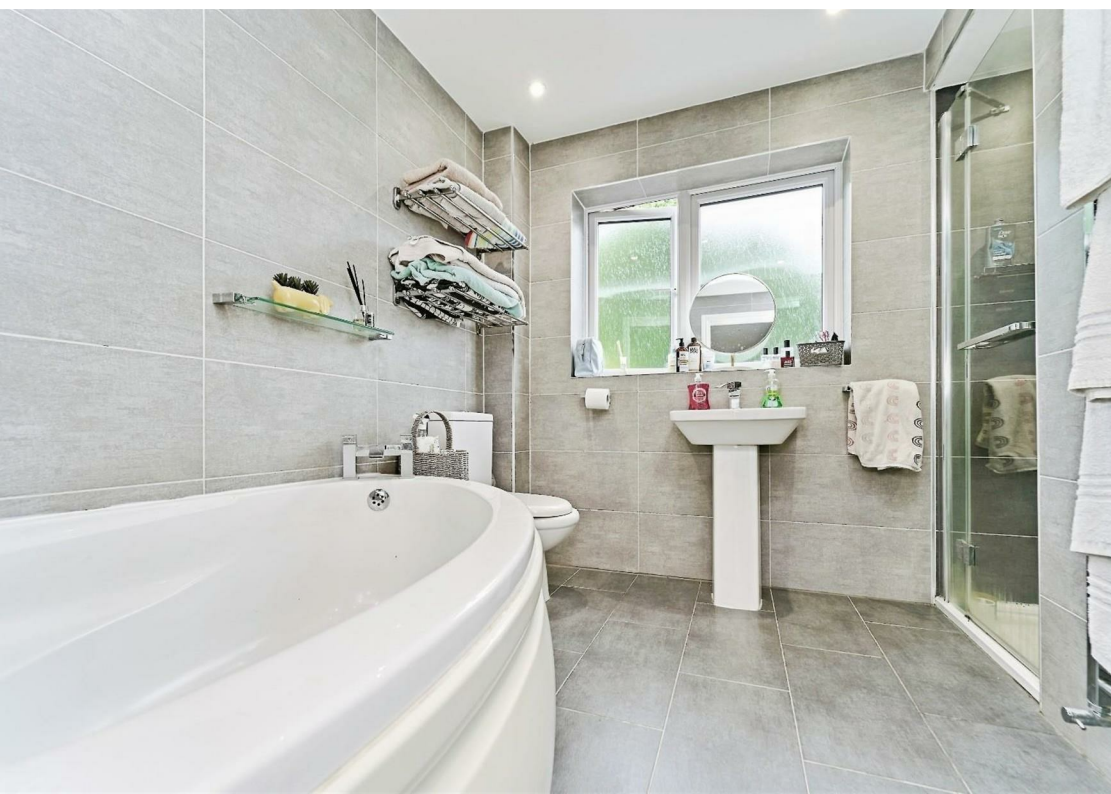
The property is ideally located with direct links to public transportation, nearby schools, local amenities, and parks, making it a perfect choice for families. Council tax band for this property is D.

This home is perfect for those seeking a property that offers both functional living spaces and unique features in a fantastic location.

- A DETACHED HOUSE WITH TWO STOREY GARDEN GRANNY ANNEX
- FOUR BEDROOMS AND LOFT ROOM
- ENSUITE AND BATHROOM
- OPEN PLAN STYLE LIVING ACCOMMODATION
- MODERN KITCHEN WITH FEATURE ISLAND
- UTILITY ROOM AND DOWNSTAIRS WC
- EXCELLENT SIZE DRIVEWAY









Total floor area: 273.5 sq.m. (2,944 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

01902 672274

3-5 Bilston Street, Sedgley, DY3 1JA

sedgley@hunters.com