

Rees Page



36 Sambrook Road, Fallings Park, Wolverhampton, WV10 0ST

Extended and modernised over the years by the current owners to meet the needs of their family. This well presented, freehold, semi-detached home commands viewing for full appreciation.

In brief, the accommodation includes, storm porch, two reception rooms, kitchen, utility, four bedrooms and two bathrooms. Also benefits from double glazing, radiator central heating, a landscaped rear garden, and block paved frontage providing off road parking.

Offers Around

£325,000



Entrance

Is made via a double glazed porchway with fuse cupboard, tiled floor and glazed door into

Reception Hall

With a ceiling light, radiator, meter cupboard and doors into

Lounge

24' 10" x 10' 5" max (7.57m x 3.17m)

Having a double glazed front bay window to front, feature wall with downlights, marble fireplace with gas fire, TV point, radiator, ceiling lights, coving and double doors into kitchen.



Breakfast Kitchen (L-shaped)

16' 4" max x 5' 5" min (4.98m x 1.65m) / 15' 11" max x 6' 9" min (4.85m x 2.06m)

With a range of wall and base units, square edge work surfaces, feature sink unit with mixer, tiled splashbacks, radiator, breakfast bar, gas hob and extractor, electric double oven, plinth lights, plumbing for American style fridge/freezer, coving, ceiling lights, double glazed windows and door to rear garden, plus door into



Utility

13' 6" x 5' 8" (4.11m x 1.73m)

Having a fitted work surface with inset sink and drainer, tiled splashbacks, wall and base units, plumbing for a washing machine, Vaillant boiler, strip light, radiator, extractor vent, double glazed rear door and door into

Dining Room

14' 6" x 6' 10" (4.42m x 2.08m)

Having a double glazed front window, ceiling light and coving, understairs cupboard, radiator and further door to hallway.

Stairs rise from the hallway to a first floor



Landing

Split level, with loft access hatch (loft is part-boarded, with light and pull down ladder), ceiling light and doors into

Bedroom One

13' 1" into bay x 7' 11" min to wardrobe doors (3.99m x 2.41m)

With a double glazed front window, ceiling light, picture rail, radiator and an extensive range of fitted wardrobes.

Bedroom Two

11' 8" x 10' 8" (3.56m x 3.25m)

With a double glazed rear window, ceiling light, picture rail and a radiator.

Bedroom Three

13' 5" x 7' 6" (4.09m x 2.29m)

With a double glazed front window, ceiling light, built in wardrobe and a radiator.

Bedroom Four

7' 6" x 6' 5" (2.29m x 1.96m)

With a double glazed front window, ceiling light, shelving and a radiator.



Bathroom

7' 4" x 5' 10" (2.24m x 1.78m)

Having a panel bath, sink unit with cupboard below, WC, part-tiled walls, cupboards, towel radiator, ceiling light and double glazed rear window.



Shower Room

10' 1" x 5' 11" (3.07m x 1.80m)

With large walk-in shower cubicle, vanity unit with wash basin, WC and cupboards, towel radiator, tiled walls, ceiling light and a double glazed rear window.



OUTSIDE

To the fore is a block paved landscaped driveway.

To the rear is a landscaped South facing garden with lawn, decked patio, shed and cold water tap.

Location

The property is ideally situated for the many surrounding amenities, commuting by car to the south to the City and north to the M54 Motorway, plus New Cross hospital, Bentley Bridge Leisure Park, and beyond.

From the A460 Cannock Road, head into either D'eyncourt Road or Wimborne Road, turn into Sambrook Road and follow the road round.

For SATNAV/Google maps, please use the postcode WV10 0ST



NB

Viewing is strictly by prior appointment.

Fixtures and Fittings are negotiable.

Offers are invited for consideration.

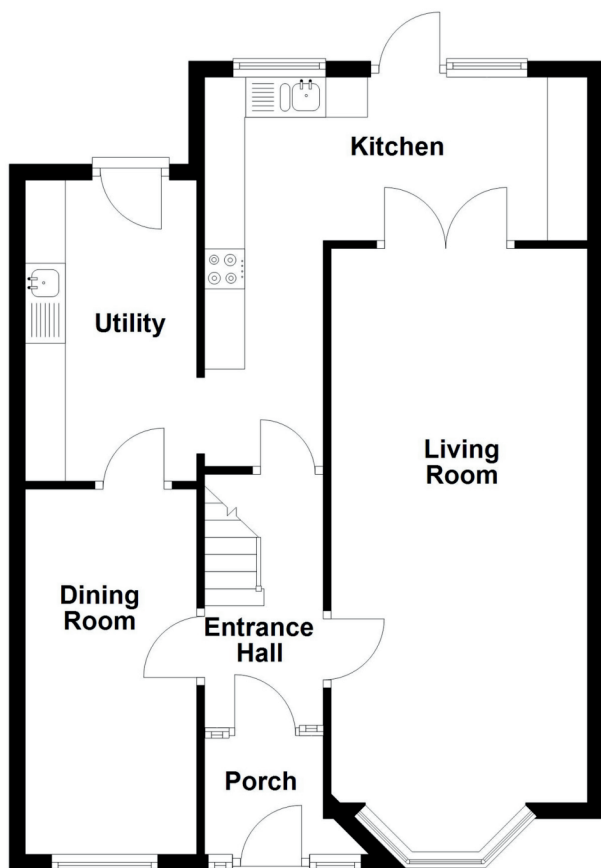
Council Tax: Wolverhampton Band B

Title: Freehold

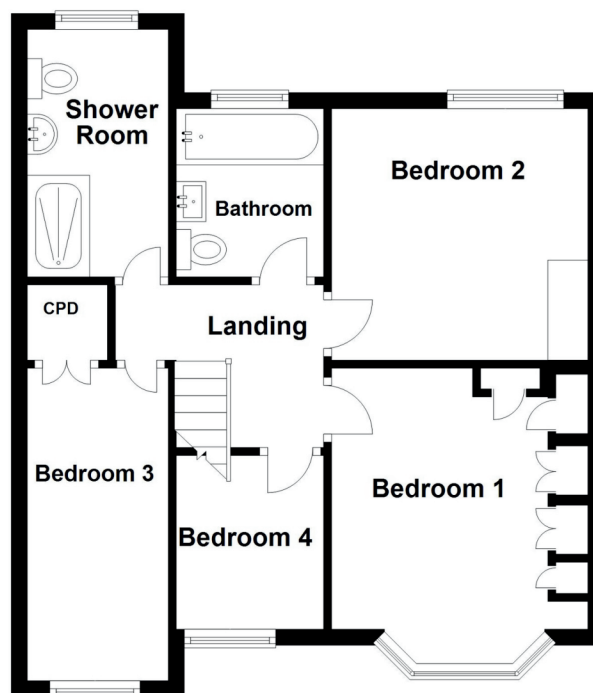
Energy Performance Rating: C

Total Floor Area = 118 square metres

Ground Floor



First Floor



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly of travelling some distance.



ADAM WHITEHOUSE

8-12 Waterloo Road
Wolverhampton
WV1 4BL

T: 01902 577777

Email: sales@reespage.co.uk

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www.reespage.com

01902 577775