

Rees Page



105 Farrington Road, Wolverhampton, WV4 6QL

Well presented throughout, this spacious three/four bedroom semi-detached family home commands viewing for full appreciation of its size, condition and further potential.

Situated within this highly favoured residential area, on the outskirts of Wolverhampton and as such convenient for commute to Sedgley, Bilston, Wolverhampton, Dudley and beyond, with a wealth of local amenities to hand. The property benefits further from double glazing and radiator central heating (both where specified), driveway and rear garden, and is offered with no upwards chain.

Offers Around

£289,000



Entrance

Is made via an open porch with double glazed door opening into

Reception Hall

With a ceiling light, coving, telephone point, radiator plus cover, understairs cupboard, laminate flooring and doors into

Through Lounge/Diner

25' 1" x 11' 5" (7.65m x 3.48m)

With a double glazed front window and rear patio doors, ceiling lights, coving, centre arch, TV point, feature fireplace with electric fire, two radiators and laminate flooring.



Kitchen

13' 5" x 7' 1" (4.09m x 2.16m)

Having a range of fitted wall and base units, roll edge work surfaces, radiator, ceiling light, coving, tiled splashbacks, freestanding white goods including washing machine, tumble dryer, electric cooker and fridge freezer. Sink and drainer, double glazed rear door and window and door into an annexe (garage conversion), comprising of:



Study/Bedroom Four

7' 9" x 7' 4" max (2.36m x 2.24m)

With a ceiling light, coving, radiator, laminate flooring, double glazed front window and door into

En-suite

6' 9" x 4' 2" (2.06m x 1.27m)

With a shower cubicle, WC, pedestal wash basin, towel rail, tiled floor and walls, spotlights and extractor.



Stairs

Rise from the hallway to a first floor

Landing

With a ceiling light, loft hatch and doors into

Bedroom One

14' 0" x 11' 7" (4.27m x 3.53m)

With a double glazed front bay window, ceiling light, fitted wardrobe unit and a radiator.

Bedroom Two

11' 6" x 11' 0" (3.51m x 3.35m)

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

Bedroom Three

14' 9" max/7'8" min x 12' 2" max/6' min (4.50m x 3.71m)

L-shaped, with sloped ceiling to one side. With a double glazed front window, ceiling light, wall light and laminate flooring.

Shower Room

8' 0" x 7' 2" (2.44m x 2.18m)

Having a fitted shower cubicle, ceiling light, wash basin with cupboard, WC, built-in cupboard with Worcester boiler, extractor fan, tiled floor, radiator and a double glazed rear window.

Outside

To the rear is a spacious established garden with a range of shrubs and trees, lawn, patio, shed, light, cold water tap and gated side access.

To the fore is a driveway and a lawn garden.

Location

The property is situated within an established residential area, with many local amenities to hand and convenient for commute to Sedgley, Bilston, Wolverhampton, Dudley and beyond.

From the A459 turn into Dovedale Road, then into Farrington Road, follow for some distance and the property can be found on the left.

For SATNAV please use the postcode WV4 6QL

NB

The property is offered with no upwards chain.

Curtains, carpets, light fittings and blinds will remain in situ as seen.

Any remaining contents are potentially negotiable or will be removed prior to completion.

Viewing is strictly by prior appointment.

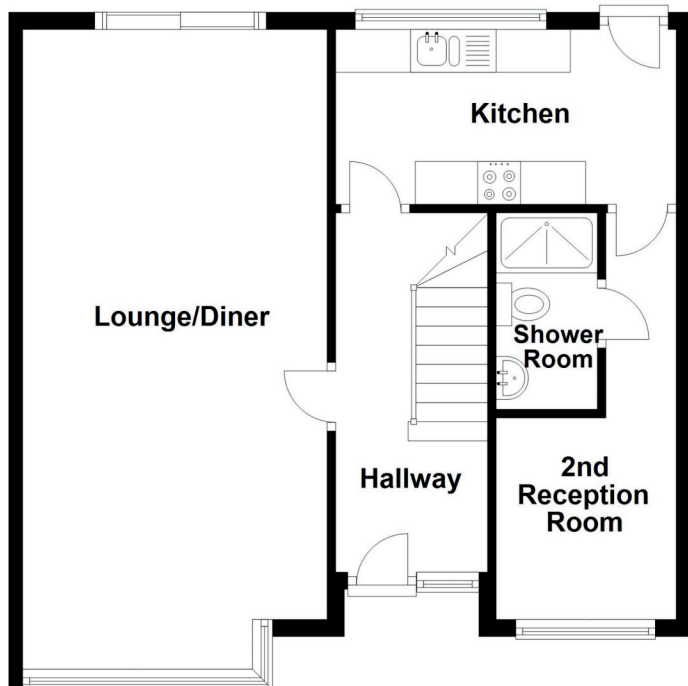
Council Tax Band: Wolverhampton C

Title: Freehold

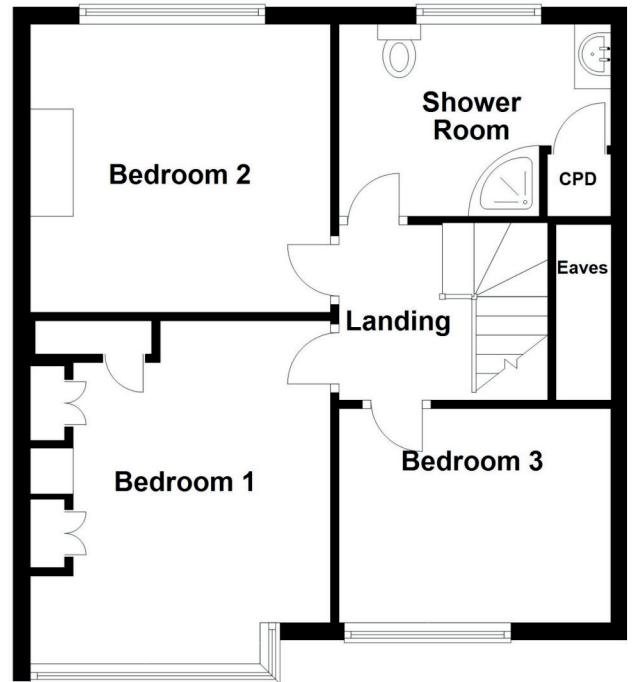
EPC Rating: C



Ground Floor



First Floor



These drawings are for illustrative purposes only, may not be to scale, and should not be wholly relied upon.
Plan produced using PlanUp.

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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.



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