



WIMBORNE ROAD, WOLVERHAMPTON



Ground Floor

Entrance Porch

Enter via a uPVC/double glazed front door and having full height windows each side, a ceiling light point and a door opening to the hall.

Hall

Enter via a timber/decoratively glazed front door and having full height decoratively glazed windows each side, a ceiling light point, a traditional central heating radiator, luxury vinyl flooring, a carpeted spindle stairway leading to the first floor which has recessed stair lights, a feature, brick wall, an under-stairway storage cupboard and openings to the dining room and the kitchen/family room.

Dining Room

14' 10" x 12' 1" (4.522m x 3.679m)

Having a uPVC/double glazed walk-in bay window to the front aspect, both ceiling spotlights and a ceiling light point, a central heating radiator, luxury vinyl flooring and a feature, brick-built fireplace.

Open Plan Kitchen/Family Room

Kitchen

14' 6" x 19' 2" (4.411m x 5.833m)

Being fitted with a range of tall, base and drawer units with solid wood work surface over and matching upstands and having a uPVC/double glazed window to the rear aspect, both ceiling spotlights and a ceiling light point, tiled flooring, a composite sink with a spray arm mixer tap fitted and drainer unit, an electric double oven integrated in a tall cabinet with an integrated microwave above, an induction hob with a ceiling mounted, integrated extraction unit above, a peninsula with breakfast bar seating, an integrated dishwasher and an opening to the utility.

Family Room

14' 6" x 12' 10" (4.411m x 3.908m)

Having ceiling spotlights, a vertical central heating radiator, a television aerial point, luxury vinyl flooring and uPVC/double glazed sliding patio doors to the rear aspect opening to the decked, entertaining area of the garden.

Utility

10' 7" x 7' 3" (3.228m x 2.209m)

Being fitted with tall and wall cabinets and having a uPVC/double glazed window to the rear aspect, solid wood worksurface, an integrated upright fridge/freezer, plumbing for a washing machine, space for a tumble dryer, a traditional central heating radiator, luxury vinyl flooring, ceiling spotlights, a door opening to the shower room and a uPVC/double glazed door to the rear aspect opening to the garden.

Downstairs Shower Room

6' 5" x 5' 6" (1.950m x 1.676m)

Having ceiling spotlights, a vertical central heating towel rail, a WC, a sit-on wash hand basin with a mixer tap fitted and under-sink storage, fully tiled walls, luxury vinyl flooring and a corner shower cubicle with a thermostatic shower installed.

First Floor

Landing

Having a uPVC/double glazed window to the side aspect, a ceiling light point, a wooden balustrade, access to the loft space, a feature, brick wall, carpeted flooring and doors opening to the three bedrooms and the bathroom.

Bedroom One

10' 1" x 12' 11" (3.072m x 3.942m)

Having a uPVC/double glazed window to the rear aspect, ceiling light points, a vertical central heating radiator, fitted wardrobes with sliding, mirror doors and carpeted flooring.

Bedroom Two

11' 2" x 14' 8" (3.412m x 4.480m)

Having a uPVC/double glazed window to the front aspect, ceiling light points, a central heating radiator and carpeted flooring.

Bedroom Three

8' 11" x 6' 11" (2.706m x 2.097m)

Having a uPVC/double glazed window to the front aspect, a ceiling light point, a vertical central heating radiator and laminate flooring.

Bathroom

8' 11" x 6' 11" (2.706m x 2.097m)

Having an obscured uPVC/double glazed window to the rear aspect, ceiling spotlights, a central heating towel rail, a concealed cistern WC, a wash hand basin with a mixer tap fitted and under-sink storage, partly tiled walls, tiled flooring and an L-shaped bath with a mixer tap fitted, a thermostatic shower over and a glass shower screen installed.



Outside

Front

Having a tarmac driveway suitable for parking multiple vehicles, a lawn retained by a low-level brick wall, a privacy hedge, various plants, shrubs and bushes and access to the garage.

Garage

Having power, lighting and double doors to the front aspect, one of which is a pedestrian door.

Rear

Having a large, decked seating area with a pergola over and lighting, step down to a well-maintained lawn, a second, decked area and various trees, shrubs and bushes.

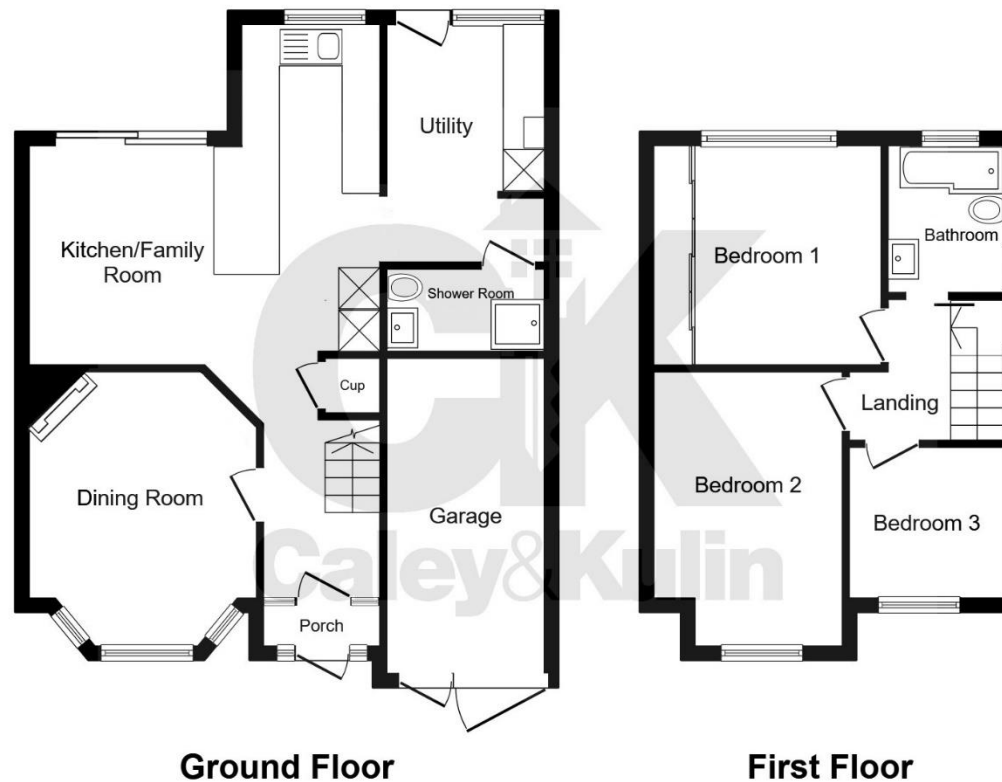








* An impeccably showcased and spacious family home *



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Council Tax Band: C

EPC Rating: D

Tenure: Freehold

Version: CK1684/001



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