



**49 FARRINGTON ROAD**  
**WOLVERHAMPTON, WV4 6QJ**

**OFFERS IN THE REGION OF £525,000**  
**FREEHOLD**

Situated in a well-established and highly sought-after residential location between Wolverhampton and Sedgley, this impressive four-bedroom detached family home offers spacious and versatile accommodation ideally suited to modern family living. Having been thoughtfully extended to both the ground floor and first floor, the property boasts generously proportioned living spaces, stylish interiors and is conveniently located for a range of amenities including reputable schools, shops and access to public transport.



# 49 FARRINGTON ROAD

- Extended Four Bedroom Detached Family Home
- Spacious & Versatile Accommodation Throughout
- Beautifully Presented & Well Appointed Interior
- Ideal For Entertaining
- Ever Popular Location Close To A Range Of Amenities
- Private & Enclosed Rear Garden
- Useful Utility Room & Ground Floor W.C
- Driveway Providing Ample Off Road Parking
- Monitored Security Alarm
- EPC = D



## APPROACH

The property is approached via a gravel driveway providing off road parking for multiple vehicles.

## ENTRANCE PORCH

Door to the reception hall.

## RECEPTION HALL

Radiator, under stairs cupboard, staircase to the first floor landing and doors to the lounge/study and breakfast kitchen.

## LOUNGE/STUDY

13'0" into bay x 12'1"

Double glazed bay window to the front, radiator and double doors to the living and dining area.

## OPEN PLAN LIVING & DINING ROOM

17'3" x 22'4"

Two double glazed windows to the rear, two Velux skylight windows, two radiators and feature fireplace with stone back and timber hearth. Double doors provide access to the rear garden and folding doors provide access to the breakfast kitchen.

## BREAKFAST KITCHEN

19'9" max x 9'2" max

A particular feature of the property is the extended breakfast kitchen which comprises radiator, ceiling down lighters and a range of fitted wall, drawer and base units with granite work surfaces over incorporating a stainless steel double sink with mixer tap. There is space for a number of household appliances including a

cooking range and fridge freezer. Integral appliances include a dishwasher and wine cooler. A part glazed door provides access to the side and there is a door to the utility room.

## UTILITY ROOM

7'11" x 5'11"

Ceiling down lighters and fitted work surfaces with space beneath for a number of household appliances including plumbing for a washing machine. Doors to the ground floor w.c and store.

## GROUND FLOOR W.C

Ceiling down lighters, part tiled walls, low level w.c and corner wash hand basin.

## STORE

8'0" x 5'9"

Lighting, power points and door to the front.

## FIRST FLOOR LANDING

Loft access hatch and doors to:

## MASTER BEDROOM

18'2" x 7'10"

Double glazed window to the front, radiator and door to the ensuite shower room.

## ENSUITE SHOWER ROOM

7'10" x 5'8"

Double glazed obscure window to the rear, ceiling down lighters, tiled walls and suite comprising pedestal wash hand basin, close coupled w.c and corner shower enclosure.

## BEDROOM TWO

13'1" x 11'1"

Two double glazed windows to the front and radiator.

## BEDROOM THREE

10'11" x 10'11"

Double glazed window to the rear and radiator.

## BEDROOM FOUR

10'0" max x 6'11"

Double glazed window to the front and radiator.

## FAMILY BATHROOM

7'8" x 6'11"

Double glazed obscure window to the rear, ceiling down lighters, towel rail, part tiled walls and suite comprising low level w.c, wash hand basin with vanity unit beneath and corner bath with shower above.

## REAR GARDEN

To the rear of the property is an enclosed and private rear garden with a paved patio area and lawn beyond leading to a further paved seating area. A side gate provides access to the front.

## PROPERTY INFORMATION

Title - The property is understood to be freehold

Services - The agents understands that mains gas, water, 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

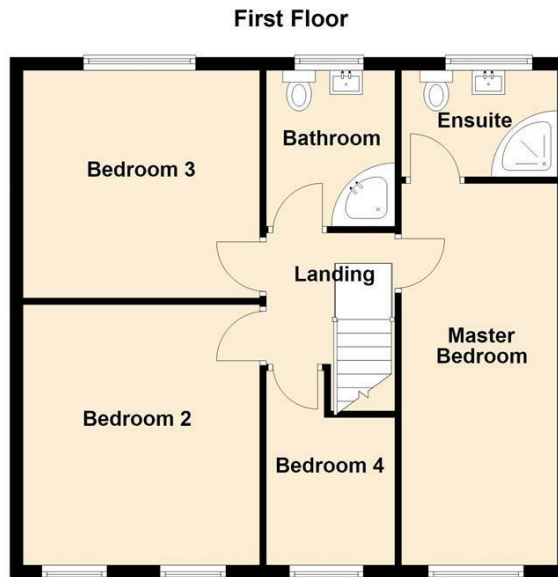
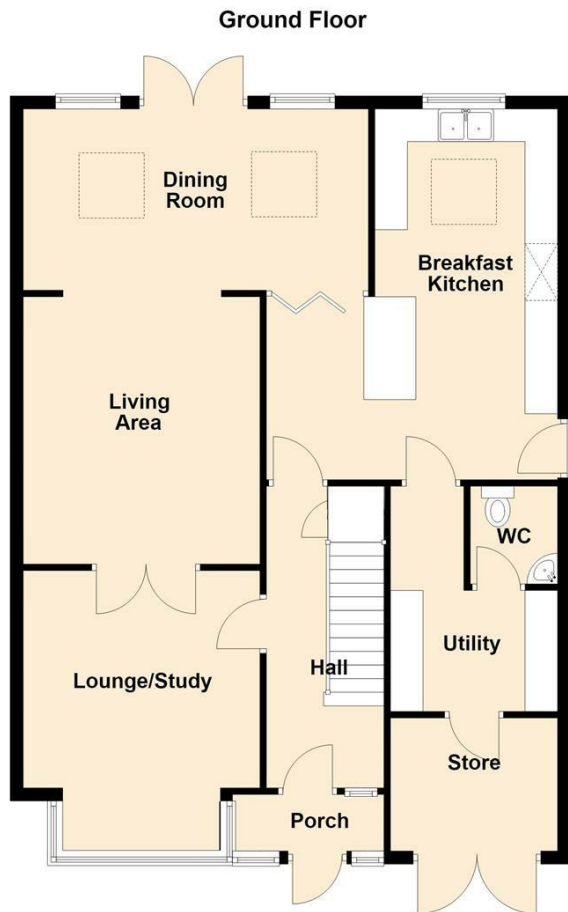
Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - <https://www.ofcom.org.uk/mobile-coverage-checker>

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 - <https://www.gov.uk/check-long-term-flood-risk>

## 49 FARRINGTON ROAD





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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