

76 WOODLAND ROAD WOLVERHAMPTON, WV3 8AW

OFFERS IN THE REGION OF £375,000
FREEHOLD

An exceptional three-bedroom family home that has been thoughtfully extended and beautifully presented throughout, offering spacious, contemporary living in one of the area's most sought-after locations. Ideally positioned within convenient reach of highly regarded schools and excellent transport links to the city centre, this impressive property is perfect for modern family life. The accommodation comprises a welcoming living room, outstanding open-plan dining kitchen with a spacious sitting area, utility room, and guest cloakroom. To the first floor are three well-proportioned bedrooms and a stylish contemporary family bathroom with both a bath and separate shower enclosure. Outside, the property benefits from a driveway providing off-road parking, while the beautifully landscaped rear garden offers an ideal space for relaxing and entertaining. Early viewing is highly recommended to fully appreciate the quality, space, and location this superb home has to offer.



76 WOODLAND ROAD

- STUNNING FAMILY HOME • IMPRESSIVE OPEN PLAN DINING KITCHEN AND SITTING ROOM • SEPRATE LIVING ROOM • BEAUTIFUL REAR GARDEN • THREE GENEROUS BEDROOMS • CONTEMPORARY BATHROOM WITH BATH AND SHOWER ENCLOURE



APPROACH

The property is approached via a driveway providing off road parking.

ENTRANCE PORCH

Spacious entrance porch with radiator, and doorway to the reception hall.

RECEPTION HALL

Staircase to the first floor landing, radiator.

GUEST CLOAKROOM

Close-coupled w.c, wash hand basin with splash back tiling and vanity cupboard.

LIVING ROOM

Double-glazed bay window to the front, inverted radiator.

OPEN PLAN DINING KITCHEN AND SITTING ROOM

A particular feature of the property is the impressive open plan rear extension which has bi-fold doors to the and several skylight windows to maximise natural light. Featuring a dining area, sitting room, and contemporary kitchen area with an extensive range of wall, drawer and base units with work surfaces above incorporating a butler style sink with mixer tap. There is space for a cooking range, and integral appliances including fridge, freezer, dishwasher and wine cooler.

GARAGE

Roller shutter door to the front, fitted store cupboards, radiator, doorway to the utility.

UTILITY

Part tiled walls, radiator, fitted counter top work surface with inset circular sink, and space for a washing machine and dryer beneath. Doorway to the rear garden.

FIRST FLOOR LANDING

Double-glazed window to the side, loft access hatch.

BEDROM ONE

Double-gazed bay window to the front, inverted radiator.

BEDROOM TWO

Double-glazed window to the rear, radiator.

BEDROOM THREE

Double-glazed window to the front.

RE-FITTED BATHROOM

Double-glazed obscure windows to the side and rear, tiled walls, fitted store cupboard, and suite comprising close-coupled w.c, pedestal wash hand basin, freestanding bath with mixer shower, and corner shower enclosure.

REAR GARDEN

To the rear of the property is an impressive garden, ideal for entertaining, with a spacious elevated patio area and lawned gardens beyond.

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 C

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

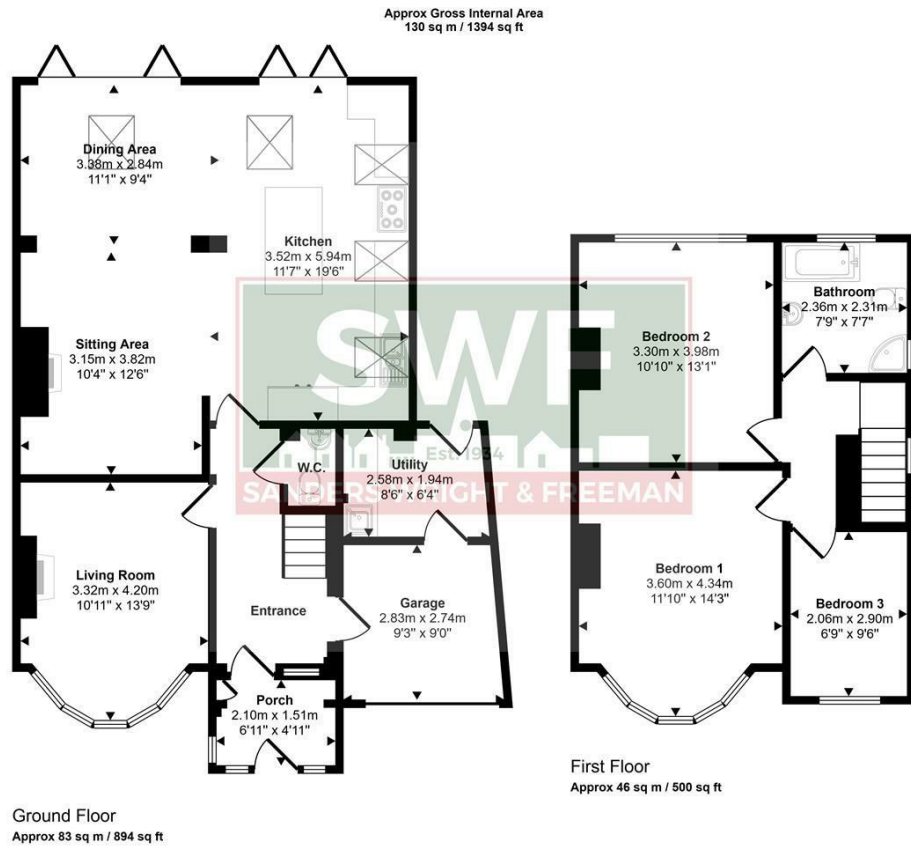
Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - <https://www.ofcom.org.uk/mobile-coverage-checker>

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>

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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