



70 OSBORNE ROAD
WOLVERHAMPTON, WV4 4AY

OFFERS IN THE REGION OF £600,000
FREEHOLD

Situated in a highly sought-after Penn location, this modern four-bedroom family home offers spacious and well-presented accommodation throughout combining contemporary living with generous room proportions and is conveniently located close to highly regarded schools, a range of amenities and also benefits from excellent transport links. The property features ideal family accommodation comprising entrance hall, separate living and sitting rooms, further versatile reception room/bedroom, dining kitchen, utility, ground floor wet room, conservatory, four bedrooms with ensuite to master, family bathroom and a large enclosed garden to the rear. A driveway to the front provides ample off road parking.



70 OSBORNE ROAD

- Modern Detached Family Home • Well Presented Throughout • Sought After Penn Location • Convenient For A Wide Range Of Amenities • Multiple Reception Rooms • Dining Kitchen • Conservatory • Set Back From Main Road • Private Setting • Enclosed Rear Garden



APPROACH

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

HALLWAY

Two radiators, under stairs cupboard and doors to the living room, dining kitchen, study/bedroom five and the ground floor wet room.

LIVING ROOM

Double glazed window to the front, two radiators, feature fireplace and double doors to the sitting room.

SITTING ROOM

Two radiators, double doors opening out to the rear garden, opening to the dining kitchen and double doors to the conservatory.

DINING KITCHEN

Double glazed window to the rear, tiled floor, part tiled walls and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. There is a built in electric oven, 4 ring gas hob and a number of integrated appliances including fridge, freezer, plumbing for a washing machine and an opening provides access to the utility room.

UTILITY

Part glazed door to the side, radiator, tiled floor, part tiled walls and fitted work surfaces with space beneath for various household appliances.

CONSERVATORY

Double glazed to the side and rear, radiator and double doors to the rear garden.

GROUND FLOOR WET ROOM

Double glazed obscure window to the front, radiator, tiled floor, tiled walls, close coupled w.c and wash hand basin.

FIRST FLOOR LANDING

Loft access hatch, double glazed window to the side, radiator and doors to:

MASTER BEDROOM

Double glazed window to the front, radiator and a range of fitted bedroom furniture featuring overhead storage and a door to the ensuite shower room.

ENSUITE SHOWER ROOM

BEDROOM TWO

Double glazed window to the front and radiator.

BEDROOM THREE

Double glazed window to the rear, radiator and fitted wardrobes.

BEDROOM FOUR

Double glazed window to the rear, radiator and fitted wardrobes.

BATHROOM

Double glazed obscure window to the side, ceiling down lighters, part tiled walls, towel rail and suite comprising close coupled w.c, pedestal wash hand basin and panelled bath.

REAR GARDEN

To the rear of the property is a large enclosed garden set over two levels with a paved patio area and lawn beyond with steps leading to a further lawned area.

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 E

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 -

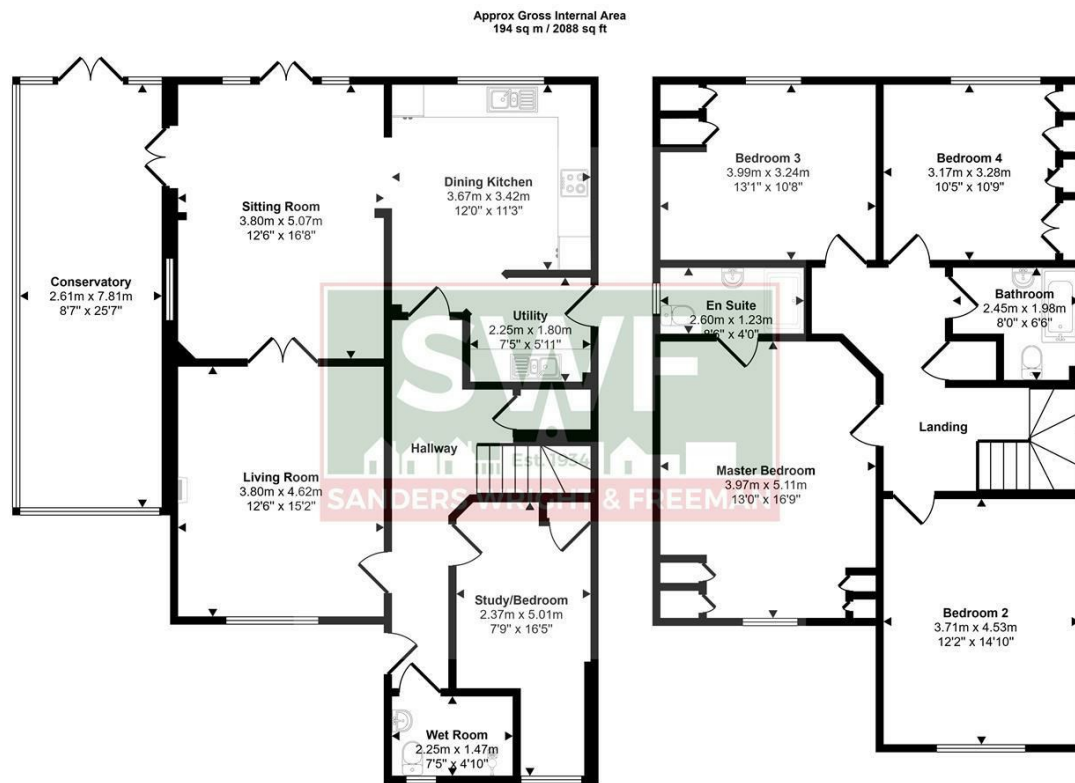
<https://www.ofcom.org.uk/mobile-coverage-checker>

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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Ground Floor
Approx 108 sq m / 1164 sq ft

First Floor
Approx 86 sq m / 924 sq ft

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	75	80
(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	



Sanders, Wright & Freeman - Sales 01902 575555
13 Waterloo Road enquiries@swfestateagents.co.uk
Wolverhampton www.swfestateagents.co.uk
West Midlands
WV1 4DJ

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