





37 LEIGHTON ROAD

WOLVERHAMPTON, WV4 4AP

OFFERS IN THE REGION OF £350,000

FREEHOLD

Extended four bedroom semi-detached home, situated in a sought-after location and offering superb family accommodation arranged over three floors.

The ground floor comprises a welcoming sitting room, spacious living room, dining kitchen, utility room and ground floor WC. To the first floor are three well-proportioned bedrooms and a family bathroom, while the second floor provides a large fourth bedroom.

Externally, the property is set behind a private driveway providing off-road parking, while to the rear is an impressive, mature garden.

SWF

Est. 1934

SANDERS WRIGHT & FREEMAN

37 LEIGHTON ROAD

• EXTENDED FAMILY HOME • FOUR BEDROOMS • DINING KITCHEN • UTILITY ROOM • GROUND FLOOR W.C. • IMPRESSIVE REAR GARDEN





APPROACH

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

ENTRANCE PORCH

RECEPTION HALL

Radiator, staircase to the first floor landing.

SITTING ROOM

14'6" into bay x 10'11"

Double-glazed bay window to the front, radiator, feature fireplace.

LIVING ROOM

17'11" x 15'7" max, 13'0" min

Window to the side, two radiators, attractive feature fireplace, double-glazed sliding patio door to the rear, part glazed door to the dining kitchen.

DINING KITCHEN

12'8" x 10'11"

Double-glazed windows to the side and rear, radiator, fitted wall and base units with work surfaces above incorporating a stainless steel sink and drainer unit with mixer tap. Doors to the utility and rear garden.

UTILITY

10'11" x 6'3"

Tiled floor, fitted wall, drawer and base units with work surfaces above, plumbing for a washing machine, doors to the front driveway and ground floor w.c.

GROUND FLOOR W.C.

Double-glazed window to the front, wash hand basin, low-level w.c.

FIRST FLOOR LANDING

Double-glazed window to the side, staircase to the second floor.

BEDROOM ONE

15'0" into bay x 10'11"

Double-glazed bay window to the front, radiator.

BEDROOM TWO

13'2" x 11'0"

Window to the rear, radiator, built in wardrobe.

BEDROOM THREE

9'0" x 6'6"

Double-glazed window to the front, radiator.

FAMILY BATHROOM

Double-glazed obscure window to the rear, towel rail, suite comprising close-coupled w.c, pedestal wash hand basin, and panelled bath.

SECOND FLOOR LANDING

Double-glazed window to the rear.

BEDROOM FOUR

16'9" x 14'7" max

Double-glazed window to the rear, radiator,

REAR GARDEN

To the rear of the property is a large mature garden which offers a pleasant rear outlook and features a patio area, shaped lawns and well stocked borders.

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.

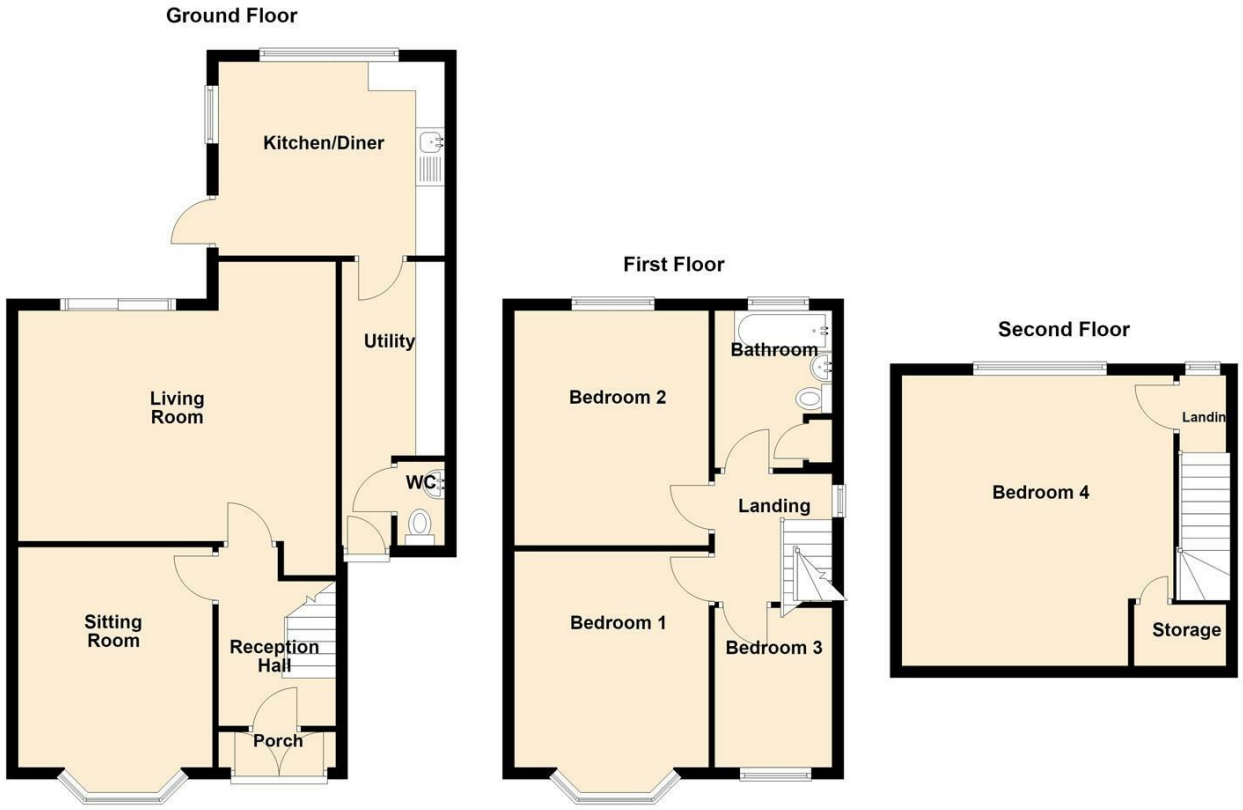
Flood Risk - Please use this link to check the long term flood risk for an area in England - https://www.gov.uk/check-long-term-flood-risk

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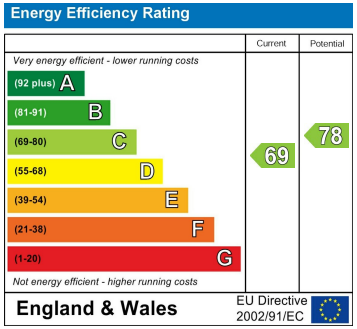












SWF Est. 1934
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements