



5 Pippin Walk

| WV5 0NS | Guide Price £400,000

**ROYSTON
& LUND**

- Detached Family Home
- Tandem Driveway & Garage
- Cloakroom
- Highly Sought After Village
- EPC Rating B - Freehold
- Three Bedrooms
- Fully Integrated Kitchen + Utility Room
- Bathroom & En-suite
- Annual Estate Charge Approx. £200
- Council Tax Band E





Guide Price: £400,000

Royston and Lund are delighted to bring to the market this immaculately presented three bedroom detached family home tucked away towards the end of a cul de sac. Situated in the highly sought after village of Wombourne, this modern development is within a short stroll from all of the local amenities and Pippin Walk has a lovely tree lined path that leads down to the property from the top road, as well as a children's play area just around the corner. Wombourne also has the Baggeridge Country Park nearby and is well positioned for fantastic access into Wolverhampton.

Entering into the hallway that benefits from a cloakroom and built in storage, there is access into the lounge, kitchen/diner and stairs to the first floor. The kitchen area is enhanced by a range of fully integrated appliances that include a fridge/freezer, low level oven, hob, extractor fan and a dishwasher with a separate utility room.

To the first floor there are two double bedrooms, one single bedroom and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin. The main bedroom also has built in wardrobes space and an ensuite shower room.

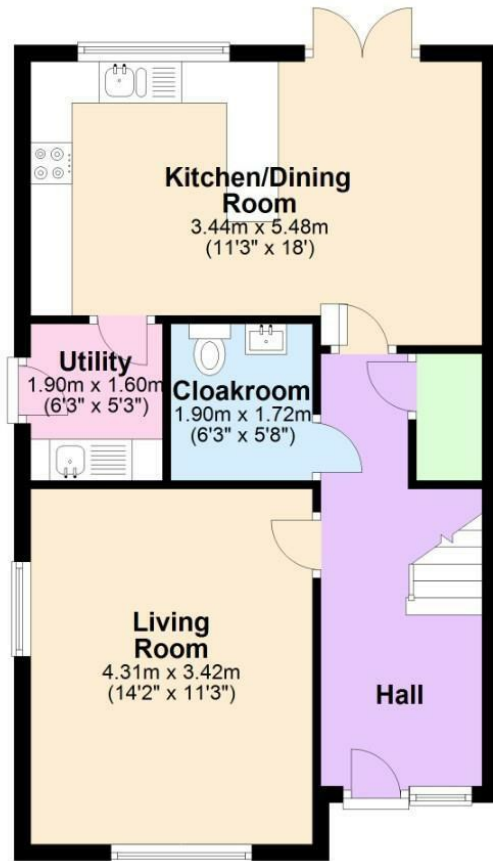
To the front of the property there is a tandem driveway that leads to a detached single garage with secure gated access to the garden. To the rear there is a generous garden with a lawn and patio towards the end of the garden that runs the width of the property and fenced boundaries.

Annual Estate Charge Approx. £200



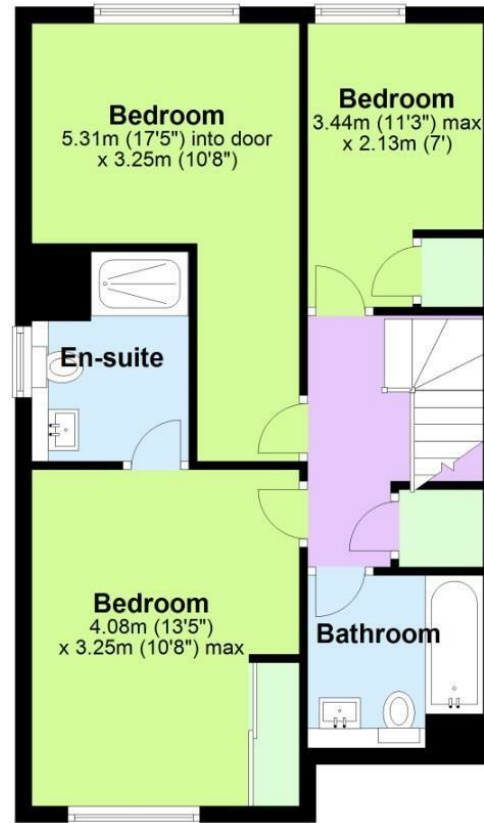
Ground Floor

Approx. 50.5 sq. metres (544.1 sq. feet)



First Floor

Approx. 50.4 sq. metres (542.8 sq. feet)



Total area: approx. 101.0 sq. metres (1086.8 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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