



4 Silverwood, Wombourne, WV5 8AB





Ground Floor Building 1



Floor 1 Building 1



Approximate total area<sup>®</sup>  
1500.49 ft<sup>2</sup>  
139.4 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



## 4 Silverwood, Wombourne, WV5 8AB

- Village location
- Private access
- Three reception rooms
- Kitchen with integrated appliances
- Laundry room
- Four double bedrooms
- House bathroom + 2 ensuites
- Detached double garage

The accommodation in further detail comprises...

### **Ground floor**

**Entrance hall** which has a UPVC front door with obscure glass, wood effect tiled flooring, radiator, staircase rising to the first floor and doors to...

**Downstairs WC** which has wood effect flooring, wash hand basin, WC, radiator and UPVC double-glazed window with obscure glass to the side.

**Sitting room** which has a built-in storage cupboard, radiator, UPVC double-glazed window to the fore and wood effect flooring.

**Living room** which has a feature contemporary fireplace with inset electric fire, Herringbone style flooring, radiator and UPVC double-glazed window to the fore.

**Dining room** which has wood effect flooring, radiator and UPVC double-glazed double doors leading out to the garden.

**Kitchen** which has a matching range of wall and base level units with work surfaces over, sink unit with mixer tap, integrated fridge/ freezer and dishwasher, five ring gas hob with extractor fan over, separate double electric oven, tiled flooring, radiator, UPVC double-glazed window to the rear and inset spot lighting.

**Laundry room** which houses the gas boiler, plumbing for washing machine, space for dryer, sink unit with mixer tap, work surface, tiled flooring, radiator and double-glazed UPVC patio door leading outside.

### **First floor**

**Landing** which has a UPVC double-glazed window with obscure glass to the side, radiator and doors to...

**House bathroom** which has a panel bath with shower attachment over, wall mounted heated towel rail, WC, wash hand basin with vanity unit under, tiled flooring, part tiled walls and UPVC double-glazed window with obscure glass to the side.

**Bedroom** which has a built-in wardrobe, radiator, UPVC double-glazed window to the rear whilst an internal door leads to...

**En-suite** which has a shower cubicle, wall mounted heated towel rail, WC, wash hand basin with two draw vanity unit under, tiled flooring, part tiled walls and UPVC double-glazed window with obscure glass to the rear.

**Bedroom** which has a built-in wardrobe, radiator and UPVC double-glazed window to the rear.

**Master bedroom** which has 'his and her' separate double wardrobes, radiator, UPVC double-glazed window to the fore whilst an internal door leads to...

**En-suite** which has a shower cubicle, wash hand basin with mixer tap and vanity unit under, WC, wall mounted heated towel rail, part tiled walls, tiled flooring and UPVC double-glazed window with obscure glass to the side.

**Bedroom** which has a radiator and UPVC double-glazed window to the fore.

### **Outside**

There is a low maintenance rear garden with a paved patio area, detached double garage and driveway to the fore.

**EPC – C78**

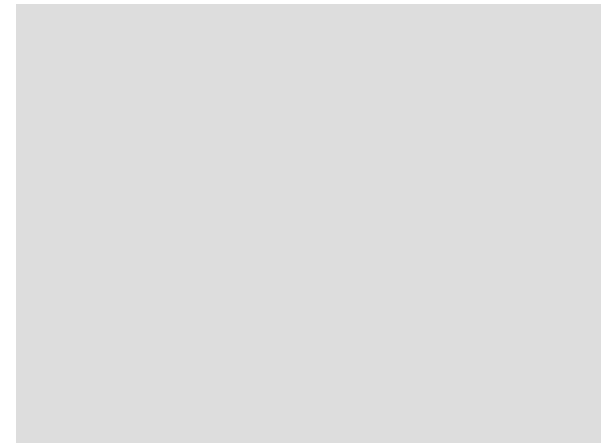
**Tenure –** we are advised the property is Freehold.

**Services –** we are advised all mains services are connected.

**Council Tax –** Band F (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale)

**Communal Estate maintenance charge of £15 per month.**

**Anti Money Laundering & Proceeds of Crime Acts:** To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person, we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.



Ironbridge, Telford, Bridgnorth, Much Wenlock & Newport

### **Important**

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.

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