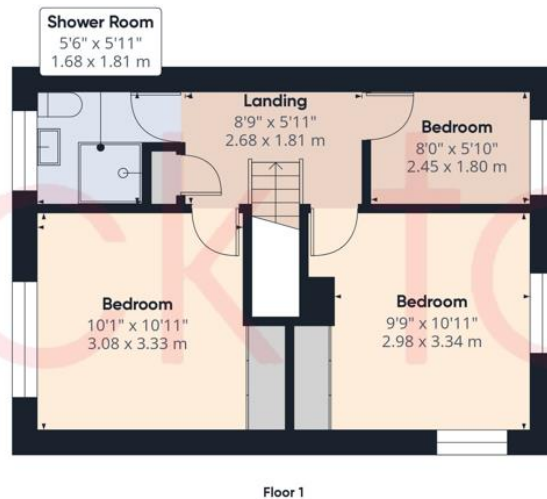
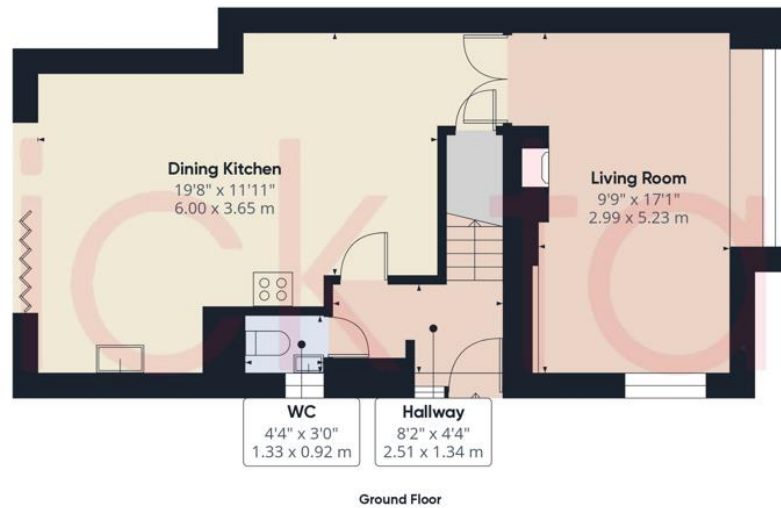




Strathmore Crescent, Wombourne, WV5 9BD



Approximate total area⁽¹⁾
939.79 ft²
87.31 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Delightfully welcoming, this two-story property boasts a total living space of 940 square feet and is set within the heart of Wombourne village which enjoys a variety of independent shops and is exceptionally convenient to the A449 and Stourbridge roads which lead you towards Kingswinford and Wolverhampton respectively.

- Rear kitchen extension
- Living room
- Downstairs WC
- Shower room
- Three Bedrooms
- Driveway
- Garden with pleasant park views
- Garage store

Ground floor

Entrance hall which has a composite front door with obscure glass approached from the side, radiator, staircase rising to the first floor, a door to downstairs WC and an internal door leading to...

Dining kitchen which has a matching range of wall and base level units with work surfaces over, integrated fridge freezer and dishwasher, sink unit with extendable mixer tap, sky lantern, inset spotlights, radiator, tiled flooring, bifold doors with magnetic inset blinds and subtle LED lighting.

Living room which has a contemporary built in electric fire, X2 radiators, and UPVC double-glazed windows to the side and fore respectively.

First floor

Landing which has hatch to roof space, a storage cupboard housing the gas combination boiler and doors to...

Bedroom which has fitted wardrobes with sliding doors, radiator and a UPVC double-glazed window to the rear.

Shower room which has a shower cubicle, wash hand basin with mixer tap and vanity unit under, WC, radiator, tiled flooring, tile effect walls and a UPVC double-glazed window with obscure glass to the rear.

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

Bedroom which has fitted wardrobes with sliding doors, radiator and UPVC double-glazed windows to the side and fore respectively.

Outside

There is a paved patio area and lawn surrounded by pleasant flower and shrub borders and an attached **garage store**.

To the front of the property is a **driveway that allows off road parking**.

EPC - D55

Tenure - we are advised the property is Freehold.

Services - we are advised all mains services are connected.

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

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.



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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