



Ilando, Stourbridge Road, Wombourne, Wolverhampton, WV5 9BN

BERRIMAN
EATON

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Ilando is a detached property set back from the main Stourbridge Road with a large frontage, double garage and a pleasant, well maintained rear garden overlooking fields. The internal accommodation briefly comprises dining room, living room, conservatory, fitted kitchen, bathroom and a double bedroom with fitted wardrobes to the ground floor. On the first floor there is a double bedroom and en-suite shower room and a loft conversion offering further space. The property benefits from central heating, double glazing and no upward chain.

EPC : E

WOMBOURNE OFFICE

LOCATION

Ilando is situated within an exclusive residential area within easy reach of a comprehensive range of local amenities which can be found both on the Penn Road and in the nearby village of Wombourne with its traditional, picturesque village centre set around a cricket green. Wolverhampton City Centre is within a few minutes' drive and regular bus services run along the Penn Road (A449). Furthermore, the area is well served by schooling for all age groups.

DESCRIPTION

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ACCOMMODATION

The large ENTRANCE PORCH has a double glazed leaded door with side windows to two elevations, tiling to the floor and a wooden leaded opaque door with side panel leads into the ENTRANCE HALLWAY which has a radiator, door into the garages and the staircase rising to the first floor landing. From the hallway are steps leading down to the DOUBLE GARAGE which has an elevating door with space and plumbing for washing machine and tumble dryer, wall mounted central heating radiator, single glazed opaque window to the side elevation and wooden door to the rear. The DINING ROOM has a radiator, coved ceiling and a double glazed leaded window to the front elevation. The LIVING ROOM has an Adam style fireplace with inset coal effect gas fire and marble hearth. There are wall light points, dado rail, coved ceiling and a double glazed sliding patio door into the CONSERVATORY which is of brick and double glazed construction with a double glazed door into the rear garden, polycarbonate roof and wall light point. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces with inset 1½ bowl sink unit with stainless steel mixer tap, space for a fridge freezer, integrated double Stoves oven, four ring gas hob with extractor hood over, radiator, coved ceiling, tiled splashbacks, tiled floor and double glazed window overlooking the rear garden. The BATHROOM is fitted with a white suite comprising panelled bath, separate curved shower cubicle with electric shower, vanity wash hand basin incorporating low level W.C., large chrome heated ladder towel rail, tiled walls and floor and a double glazed opaque window to the side elevation. The is an extended DOUBLE BEDROOM which is fitted with a range of bedroom furniture including wardrobes, bedside tables, dressing table and overhead storage. Wall light points, radiator, coved ceiling, double glazed window to the rear elevation and a double glazed door onto the garden.

The staircase with wooden balustrades leads up to the first floor. BEDROOM TWO has a range of fitted bedroom furniture including wardrobes, dressing table, overhead storage bedside tables and drawers. There is loft access, coved ceiling, radiator and double glazed leaded window to the front elevation. The EN-SUITE SHOWER ROOM has a walk-in cubicle, vanity wash hand basin, low level W.C., chrome heated ladder towel rail, wall and floor tiling and an extractor. There are additional steps up to a LOFT ROOM which has a double glazed sky light, strip light, radiator and a door leading into eaves storage.

OUTSIDE

The property occupies a large plot and is accessed via a tarmac driveway providing off road parking and giving access to the garage. There is a raised lawn area to the side with planted border and a paved patio area. There is side gated access to the rear garden which has a full width paved patio area with raised planted borders and steps leading to the lawn with planted borders. There is a Summerhouse and shed with the babbling brook flowing past. There is an enclosed hedge and fence border.

TENURE

FREEHOLD

SERVICES

We are informed by the Vendor that all mains services are installed.

COUNCIL TAX BAND

F – South Staffordshire DC

POSSESSION

Vacant possession will be given on completion.

VIEWING

Please contact the Wombourne office.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

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01902 326366

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Lettings Office

01902 749974

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Worcestershire Office

01562 546969

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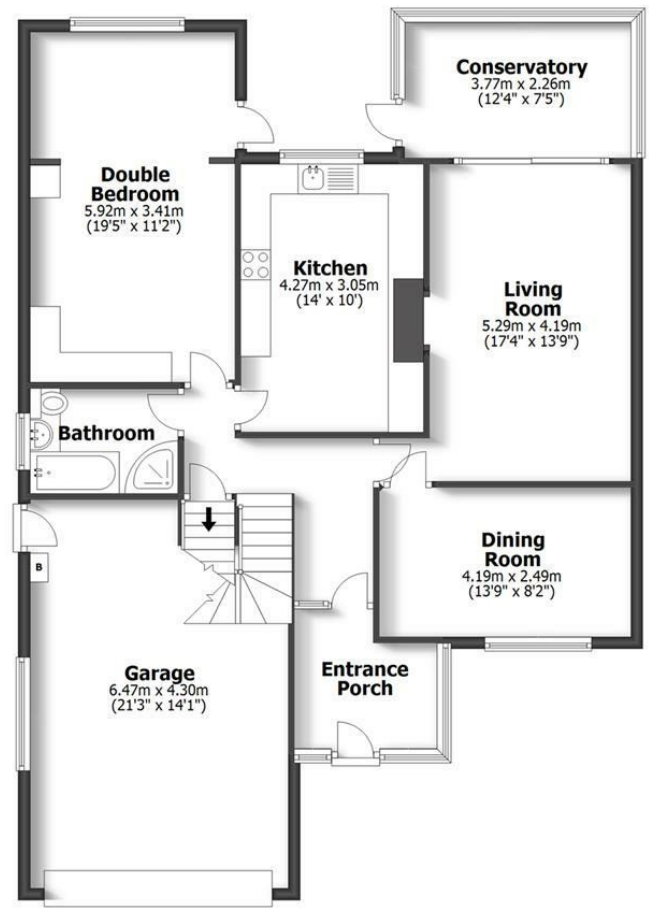
Offers Around
£425,000

EPC: E

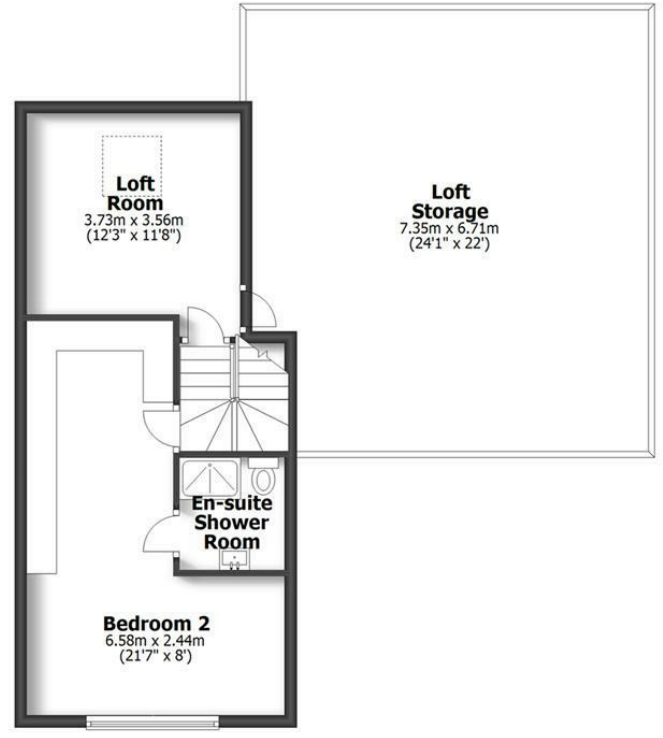
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



Ilando
Stourbridge Road



Ground Floor



First Floor

HOUSE: 130.3sq.m. 1402sq.ft.
 GARAGE: 27.0sq.m. 291sq.ft.
TOTAL: 157.3sq.m. 1693sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE

