



4 The Heathlands, Wombourne, Wolverhampton, South Staffordshire, WV5 8HF

BERRIMAN
EATON

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4 The Heathlands occupies a generous corner position within this desirable and favoured location on Poolhouse Farm Estate. There is a driveway suitable for parking off road, double garage, large front garden and enclosed well established rear garden. The internal accommodation briefly comprises cloakroom/wc, living room, extended sitting, fitted dining kitchen and separate utility to the ground floor. To the first floor there are four bedrooms, en-suite to the principal bedroom, bathroom with coloured suite. The property is in need of updating but benefits from majority double glazing and central heating.

(WOMBOURNE OFFICE) EPC: C

LOCATION

The Heathlands is situated in a popular and sought after location on the outskirts of Wombourne village. Wombourne is well served by schools, sports centres, countryside walks and a wide range of amenities in the village centre itself including shops, eateries, library, and doctors and dental surgeries. There is convenient travelling to Wolverhampton, Stourbridge and the Merry Hill Centre and a supermarket is located nearby on Bridgnorth Road (B4176).

DESCRIPTION

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ACCOMMODATION

The enclosed porch with double glazed windows to the front and side and double glazed door and tiled floor leads into the ENTRANCE HALLWAY through a wooden door which has the original wooden flooring, a single glazed opaque window to the side elevation, radiator, storage cupboard with hanging rail and fitted shelving and the staircase rising to the first floor landing. The downstairs CLOAKROOM has a low level W.C., pedestal wash hand basin, tiled floor, radiator and a double glazed opaque window to the side elevation. The OFFICE has fitted office furniture, a radiator and a double glazed window to the side elevation. The BREAKFAST KITCHEN is fitted with a range of wall and base units with complementary work surfaces and inset 1½ bowl sink unit with mixer tap. Two double glazed windows to the rear elevation and a double glazed door with opaque top and side window giving access to the rear garden. There is a wall mounted Worcester Bosch central heating boiler. Space for appliances including range style oven, fridge freezer. Integrated dishwasher. Fitted chimney extractor, spotlights and a radiator. The SITTING ROOM has been extended and has a radiator and double glazed windows to the rear and side elevations. The LIVING ROOM has a stone feature fireplace with inset coal effect with marble hearth, double glazed bay window to the front elevation and a double glazed window to the rear. There are two radiators and double doors opening through to the sitting room.

The staircase rises to the first floor LANDING with a walk-in storage cupboard with fitted shelving and a double glazed window to the front elevation. The BATHROOM is fitted with a coloured suite comprising bath with shower over, pedestal wash hand basin and low level W.C. There is tiling to the walls, radiator and a double glazed opaque window to the rear elevation. BEDROOM ONE has a range of fitted wardrobes, wall light points, a radiator and a double glazed window to the front elevation. The EN-SUITE comprising corner bath with shower over, vanity wash hand basin with cupboards above, low level W.C. and a bidet. There is a radiator, tiling to the walls and a double glazed opaque window to the rear elevation. BEDROOM TWO has a range of fitted wardrobes and overhead storage, radiator and a double glazed window to the front elevation. BEDROOM THREE has been extended and has a range of fitted bedroom furniture including wardrobes, overhead storage, desk and shelving. There is a radiator and a double glazed window to the rear elevation. BEDROOM FOUR has fitted bedroom furniture, a radiator and a double glazed window to the rear elevation.

OUTSIDE

The property occupies a corner position with a large lawned foregarden enclosed by hedges and there is a tarmac driveway providing off road parking for several vehicles and giving access to the DOUBLE GARAGE having an elevating door. There is pedestrian side access to the rear garden which has a paved patio area, large lawn and is enclosed by well established trees and fencing to the boundary.

TENURE

FREEHOLD

SERVICES

We are informed by the Vendors that all main 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

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£525,000

EPC: C

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.

4 The Heathlands

Wombourne

HOUSE: 162.2sq.m. 1746sq.ft.
GARAGE: 25.4sq.m. 273sq.ft.
TOTAL: 187.6sq.m. 2019sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor

