



10 Neachless Avenue, Wombourne, Wolverhampton, WV5 0NQ

BERRIMAN
EATON

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10 Neachless Avenue is a semi-detached property with a large rear garden. To the front of the property is a planted garden and the kerb has been lowered to allow for off road parking. The property benefits from central heating and no upward chain.

WOMBOURNE OFFICE
EPC: D

LOCATION

Neachless Avenue is located on the outskirts of Wombourne village off Sytch Lane and close to Blakeley Heath shopping area. The property is approximately a mile from Wombourne village centre and close to primary and secondary schooling together with leisure facilities. Wombourne village provides a variety of shops, doctors and dental surgeries. There is a regular bus route on nearby Common Road which allows access into the Village as well as the neighbouring towns and Cities such as Wolverhampton, Stourbridge, Dudley and the Merry Hill Centre. A supermarket is to be found on the edge of the village.

DESCRIPTION

10 Neachless Avenue is a semi-detached property with a large rear garden. The internal accommodation briefly comprises living room, dining kitchen, utility and storeroom to the ground floor. To the first floor there are two double bedrooms and a shower room. To the front of the property is a planted garden and the kerb has been lowered to allow for off road parking. The property benefits from central heating and no upward chain.

ACCOMMODATION

A uPVC front door with double glazed opaque inserts leads into ENTRANCE HALLWAY with the staircase rising to the first floor landing. The LIVING ROOM has a single glazed walk-in bay window to the front elevation and a single glazed window to the rear. There is a brick feature fireplace incorporating T.V. stand and side shelf and a fitted gas fire. Radiator and covered ceiling. The KITCHEN has wall and base units, inset single drainer stainless steel sink unit with mixer tap, space for slot-in cooker, space and plumbing for washing machine, radiator, pantry and storage cupboard and a single glazed window to the front elevation. The UTILITY has a uPVC door to the rear garden, a single glazed window to the rear elevation and an outbuilding with fitted shelving.

The staircase rises to the first floor LANDING with a radiator, loft access and a single glazed opaque window to the rear elevation. The SHOWER ROOM has a walk-in cubicle and electric shower, wash hand basin, low level W.C. and a single glazed opaque window to the rear elevation. BEDROOM ONE has a radiator and single glazed windows to the front and rear elevations. BEDROOM TWO has a walk-in wardrobe, cupboard over the recess housing the hot water cylinder and a single glazed window to the front elevation.

OUTSIDE

To the front of the property is a large planted garden with a pathway leading to the front door and a pathway leading to the side access for the rear garden. The rear garden is a particular feature of the property due to its size and has a hardstanding for a shed, lawn area with planted borders and fencing to the boundary. There is detached concrete workshop. There is a double glazed CONSERVATORY which is only accessible from the garden.

TENURE

FREEHOLD

SERVICES

We are informed by the Vendors that all main services are installed.

COUNCIL TAX

BAND B – South Staffordshire DC

POSSESSION

Vacant possession will be given on completion.

VIEWING

Please contact the Wombourne office.

Tettenhall Office

01902 747744

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Bridgnorth Office

01746 766499

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Wombourne Office

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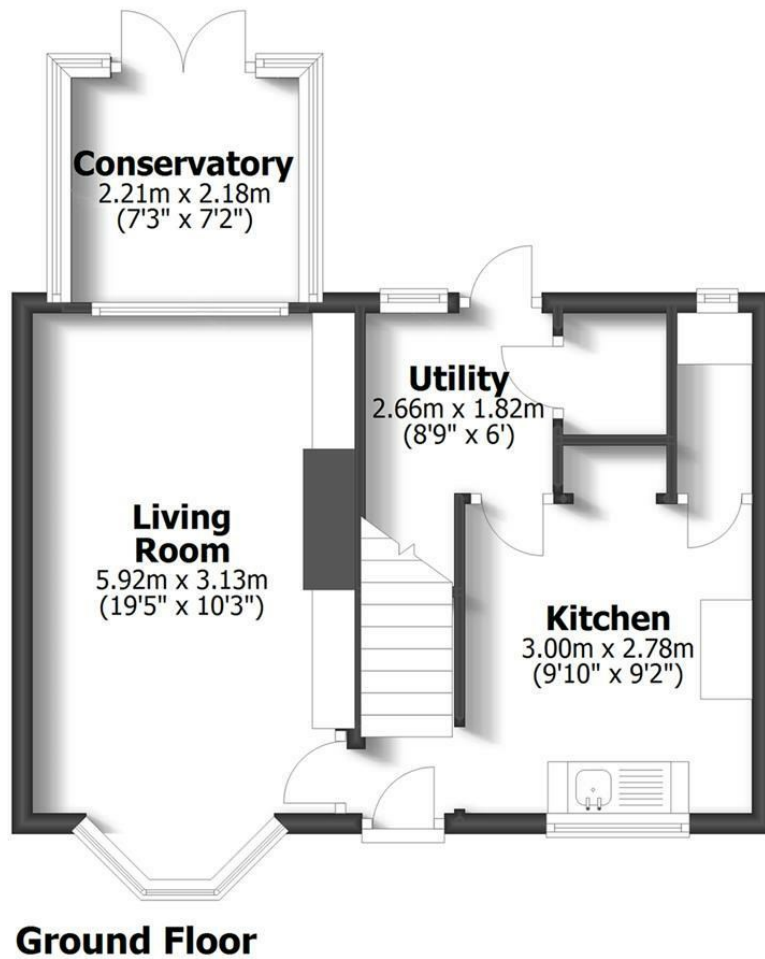
Offers Around
£220,000

EPC: D

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.



10 Neachless Avenue
Wombourne



TOTAL: 73.0sq.m. 786sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

