



86 Van Diemens Road, Wombourne, Wolverhampton, WV5 0DE

BERRIMAN
EATON

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86 Van Diemens Road is a semi-detached family home with a driveway suitable for parking off road, lawned and well planted front garden and an enclosed private rear garden which has been landscaped for low maintenance. The property may benefit from some cosmetic updating and offers the potential purchaser no upward chain.

WOMBOURNE OFFICE
EPD: D

LOCATION

Van Diemens Road is a popular road located just off Giggetty Lane and is within walking distance of the shops which includes a chemist, post office and butchers. There is a regular bus route into Wolverhampton and Stourbridge and is also close to several Primary Schools, most notably Blakeley Heath, with Wombourne High School also near. The wealth of facilities within the Village itself is easy to get to, as well as Sainsburys. For the keen walker the railway walk, Wombrook Walk and the Himley Plantation are also very near.

DESCRIPTION

86 Van Diemens Road is a semi-detached family home with a driveway suitable for parking off road, lawned and well planted front garden and an enclosed private rear garden which has been landscaped for low maintenance. The internal accommodation briefly comprises living room, dining area, breakfast kitchen, conservatory and utility room to the ground floor. To the first floor there are three double bedrooms and a large shower room. The property may benefit from some cosmetic updating and offers the potential purchaser no upward chain. The property also overlooks a grassy common which gives a lovely outlook to the front and due to a historic covenant on the land, can never be developed.

ACCOMMODATION

The ENTRANCE HALLWAY is accessed via a double glazed door with large double glazed window to the side. The DINING AREA has a double glazed leaded window to the side elevation, radiator and an understairs storage cupboard with fitted shelving. An archway leads into the KITCHEN which is fitted with a range of wall and base units with complementary work surfaces, inset 1½ bowl sink unit with mixer tap, built-in double oven, 4 ring induction hob with fitted extractor over, space and plumbing for dishwasher, space for a fridge freezer, central island, a double glazed leaded bow window to the rear elevation and double glazed sliding patio door into the conservatory. The CONSERVATORY is of double glazed and brick construction with a polycarbonate roof and tiled floor. A French door leads out onto the rear garden.

The staircase rises to the first floor LANDING with wooden balustrades, loft access and the Airing Cupboard housing the wall mounted Vaillant central heating boiler. The SHOWER ROOM has a glazed cubicle, Salisbury wash hand basin, low level W.C., radiator, tiled walls and laminate flooring. The PRINCIPAL BEDROOM has a range of fitted bedroom furniture including wardrobes, bedside tables, headboard and a chest of drawers. There is a radiator and a double glazed window to the front elevation. BEDROOM TWO has a radiator and a double glazed window to the front elevation. BEDROOM THREE has a radiator, shower cubicle with electric shower and a double glazed leaded window to the rear elevation.

OUTSIDE

The property has a large tarmac driveway providing off road parking for several vehicles and is flanked by a well established, well planted fore garden. There is a covered area with wrought iron gates and tiled floor giving access to the entrance together with access to a separate UTILITY having a wooden door, single glazed window, space and plumbing for washing machine and tumble dryer, Belfast sink with mixer tap and a wooden stable door leading to the rear garden. The rear garden is fully slabbed with raised planted borders, ornamental pond and a wooden pergola. The property is enclosed by fencing to the boundary.

TENURE

FREEHOLD

SERVICES

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

COUNCIL TAX

BAND D – South Staffordshire DC

POSSESSION

Vacant possession will be given on completion.

VIEWING

Please contact the Wombourne office.

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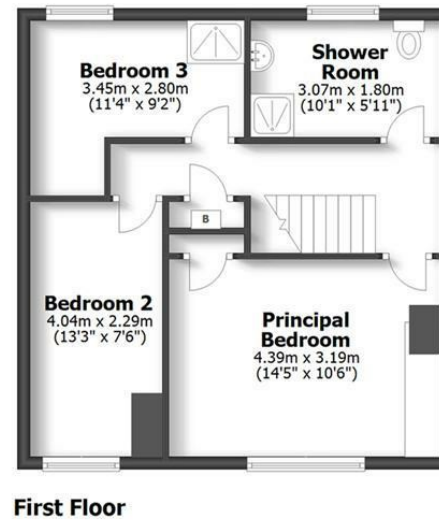
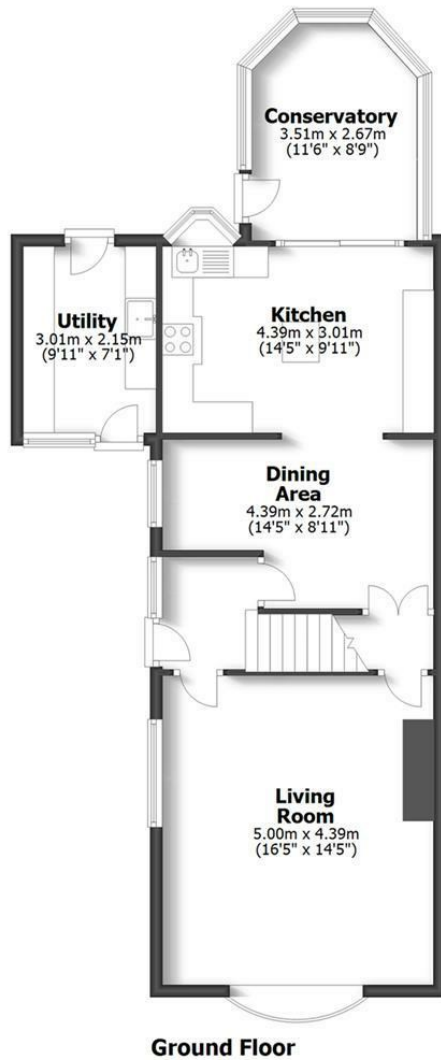
Offers Around
£265,000

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.



**86 Van Diemens Road
Wombourne**



TOTAL: 115.7sq.m. 1245sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

