



Pound Cottage 8 School Road, Himley, Dudley, DY3 4LG

BERRIMAN  
EATON

# Pound Cottage 8 School Road, Himley, Dudley, DY3 4LG

Occupying a delightful position on School Road with beautiful gardens surrounding it, this charming cottage has rear vehicular access with a detached double garage and ample parking behind secured gates. The property benefits from central heating, double glazing and air conditioning in the loft with vents for the benefit of the first floor.

(WOMBOURNE OFFICE)  
EPC: D

## LOCATION

Himley is a small village and civil parish in the English ceremonial county of Staffordshire, situated 4 miles west of Dudley and 5 miles southwest of Wolverhampton. School Road is just off the A449 giving a combination of rural living with exceptional ease to the West Midland road network as well as the benefit of the facilities and amenities of neighbouring Wombourne, Sedgley and Kingswinford.

## DESCRIPTION

Occupying a delightful position on School Road with beautiful gardens surrounding it, this charming cottage has rear vehicular access with a detached double garage and ample parking behind secured gates. The property has been extended and offers excellent internal accommodation which briefly comprises kitchen with separate utility room, cloakroom/wc, lounge, sitting room, dining room and office to the ground floor. To the first floor there are four bedrooms, en-suite to the principal bedroom and family bathroom. The property benefits from central heating, double glazing and air conditioning in the loft with vents for the benefit of the first floor.

## ACCOMMODATION

The ENTRANCE HALLWAY is accessed via a wooden door with opaque side panel. There is a double glazed window to the side elevation and a tiled floor. The downstairs CLOAKROOM has a low level W.C., wash hand basin, radiator, small loft access and a double glazed opaque window to the side elevation. The ENTRANCE FOYER has a radiator, tiled floor and the staircase rising to the first floor. The SITTING ROOM has a log burner recessed into the chimney, side storage cupboards, wall light points, coved ceiling, radiator and a double glazed window to the front elevation. The DINING ROOM has a radiator, coved ceiling and double glazed windows to the front and side elevations. The LIVING ROOM has a stone feature fireplace with inset coal effect gas fire, wall light points, coved ceiling, two radiators, a double glazed window to the front elevation a walk-in bay with double glazed French doors leading to the garden. The STUDY has a radiator and double glazed windows to the front and side elevations. The KITCHEN is fitted with a range of high quality wall and base units with complementary work surfaces, inset double drainer sink unit with stainless steel mixer tap. Integrated double Bosch oven with four ring gas hob and pull out extractor over. Integrated dishwasher, fridge and freezer. There is tiling to the floor, tiled splash back, under cupboard lighting, radiator and an understairs pantry with fitted shelving. The UTILITY has a range of base units with fitted worksurfaces and inset stainless steel single drainer sink unit with mixer tap. Space and plumbing for a washing machine and tumble dryer and space for a fridge freezer. There is a wall mounted Worcester Bosch central heating boiler, additional loft access, spotlights, a double glazed window to the side elevation and a uPVC door giving access to the front.

The staircase rises to the first floor LANDING with a small 'peephole' window, two radiators, fitted shelving and a double glazed skylight. The PRINCIPAL BEDROOM has a radiator and double glazed windows to the front and side elevations. The EN-SUITE has a double walk-in shower cubicle with electric shower and a vanity wash hand basin incorporating the low level W.C. There is tiling to the floor and walls, spotlights, chrome heated ladder towel rail, loft access and a double glazed opaque window to the front elevation. BEDROOM TWO has fitted wardrobes and shelving, a radiator and double glazed windows to the front and side elevations. BEDROOM THREE has built-in wardrobes, a radiator, two double glazed windows to the front elevation. BEDROOM FOUR has a radiator and a double glazed window to the front elevation. The HOUSE BATHROOM is fitted with a contemporary white suite and comprises panelled bath with shower over and glazed side screen, pedestal wash hand basin and low level W.C. Large chrome heated ladder towel rail, tiled floor and walls, loft access, a built-in storage cupboard with shelving and a double glazed opaque window to the front elevation. The landing and bedrooms have vents allowing for air conditioning.

## OUTSIDE

The property has pedestrian access from School Road with steps leading to a gate and adjacent is the pound dating back to the days of the Earl of Dudley. A pathway leads to the entrance and the lawn shapes the entire length of the property with an array of well stocked and well planted borders. There is a LOG STORE and a SUMMER HOUSE. Hard standing for a shed. A pathway leads around the property with steps leading to a large tarmac driveway providing off road parking for multiple vehicles beyond secure electronically operated wooden gates and leading to a large detached double GARAGE with electronically operated doors. Within the garage is loft storage together with a rear workshop. 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 G – 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](http://www.berrimaneaton.co.uk)

Offers Around  
£660,000

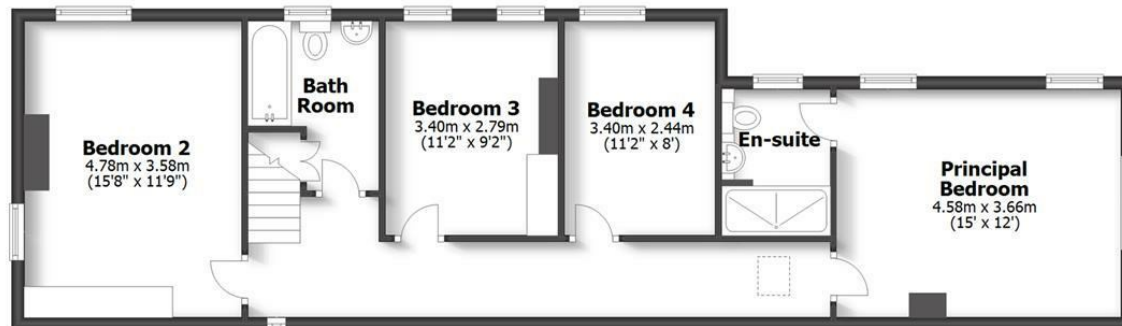
EPC: D

**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.

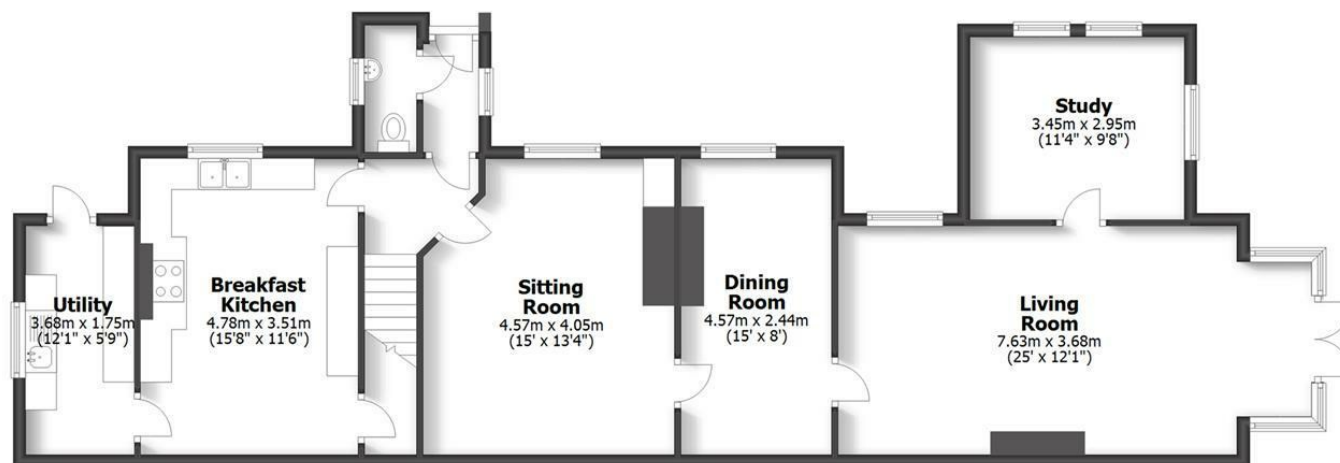


**8 SCHOOL ROAD  
HIMLEY**

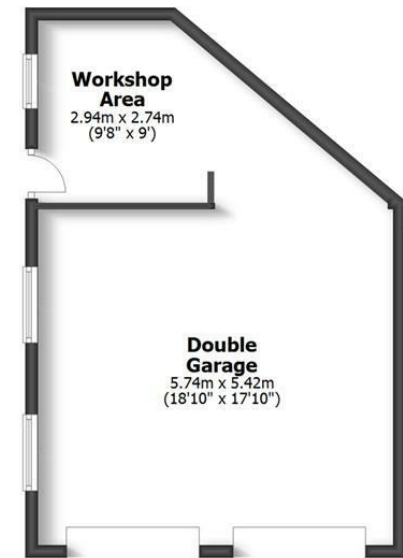
HOUSE: 177.9sq.m. 1915sq.ft.  
 GARAGE: 43.1sq.m. 464sq.ft.  
**TOTAL: 221sq.m. 2379sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



**First Floor**



**Ground Floor**



**Detached Garage**

