



93 Hazel Grove, Wombourne, Wolverhampton, WV5 9EH

BERRIMAN
EATON

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93 Hazel Grove is a newly refurbished three bed semi-detached property with off road parking and rear garden. The property benefits from double glazing, central heating and no upward chain.

(WOMBOURNE OFFICE)
EPC: D

LOCATION

Hazel Grove is set in an ideal location for easy access to Wombourne village centre with its wide array of amenities and facilities which include shops, doctors and dental surgeries, library, leisure centre and bus services giving access to towns further afield. Bratch Locks and South Staffordshire Railway Walk are within walking distance. Furthermore, the area is well served by schooling of high repute for all age groups. There is a regular bus route close by providing transport links to Wolverhampton, Dudley, Stourbridge and Merry Hill Centre.

DESCRIPTION

93 Hazel Grove is a newly refurbished three bed semi-detached property with off road parking and rear garden. The accommodation briefly comprises lounge and dining kitchen to the ground floor. To the first floor are three bedrooms and a bathroom. The property benefits from double glazing, central heating and no upward chain.

ACCOMMODATION

An enclosed ENTRANCE PORCH with uPVC double glazed door with decorative opaque inserts and leaded opaque side panels leads into the ENTRANCE HALLWAY via a uPVC double glazed door with stained glass insert. There is a meter cupboard and the staircase rising to the first floor landing with part panelling to the walls. The LIVING ROOM has a radiator, wall light points, under stairs storage cupboard and a double glazed leaded bay window to the front elevation. The KITCHEN/DINING ROOM is fitted with a range of wall and base units with complementary work surfaces with inset stainless steel single drainer sink unit and mixer tap. There is an integrated oven with four ring ceramic hob with extractor hood over and space and plumbing for washing machine. Wall mounted central heating boiler, radiator, strip lighting, double glazed window to the rear elevation and double glazed door to the rear garden.

The staircase rises to the first floor LANDING with wooden balustrades and loft access. The BATHROOM is fitted with a white suite and comprises panelled bath with shower over and glazed side screen, pedestal wash hand basin and low level W.C. Chrome heated ladder towel rail, part tiled walls and a double glazed opaque window to the side elevation. BEDROOM ONE has a radiator and a double glazed window to the rear elevation. BEDROOM TWO has a built-in storage cupboard and fitted shelving, radiator and a double glazed leaded window to the front elevation. BEDROOM THREE has a radiator and a double glazed leaded window to the front elevation.

OUTSIDE

There is off road parking to the front with fencing and a low wall to the boundary. There is gated side access to the rear garden with full width paved patio area, lawn area and fencing to the boundary.

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

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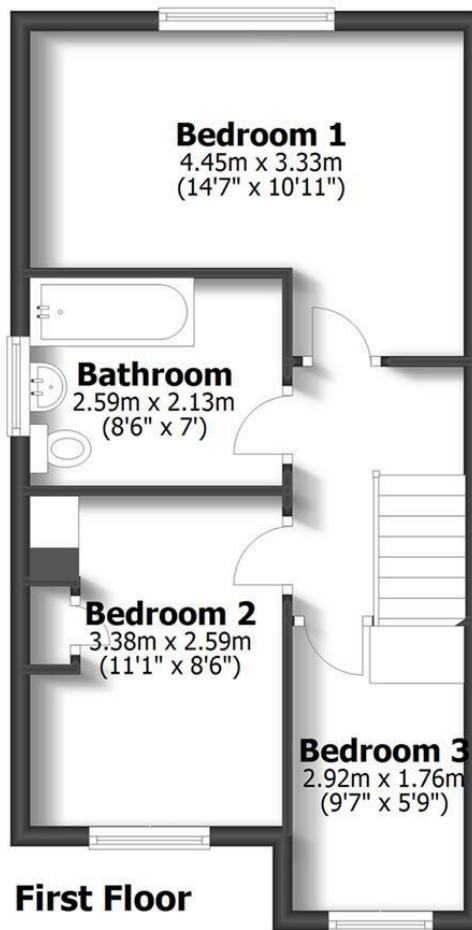
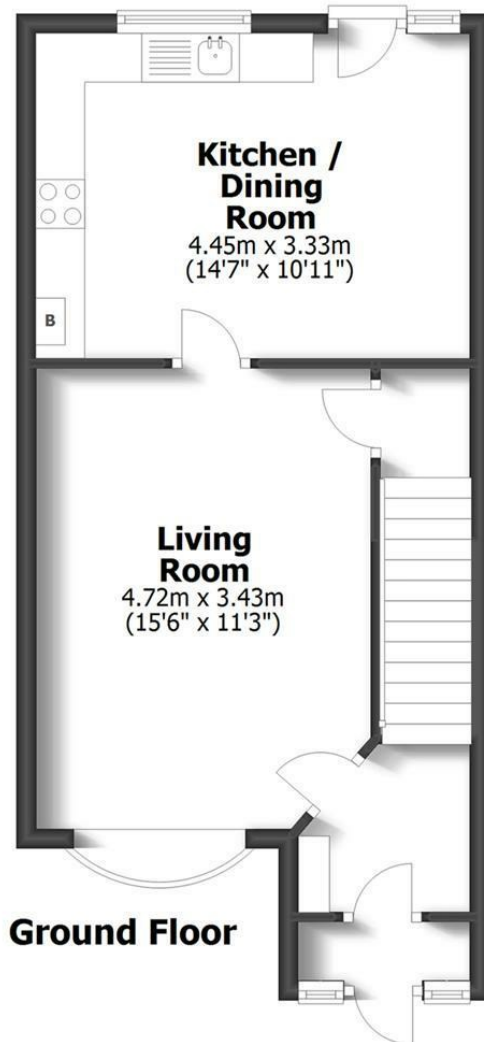
Offers Around
£210,000

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.



**93 Hazel Grove
Wombourne**



TOTAL: 77.0sq.m. 892sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

