



11 Waverley Gardens, Wombourne, Wolverhampton, WV5 9EB

BERRIMAN  
EATON

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11 Waverley Gardens is a detached family home which has been extended and improved upon by the current owners during their tenure. There is a detached tandem garage, large driveway and enclosed rear garden. The property benefits from central heating and double glazing.

(WOMBOURNE OFFICE)  
EPC: D

## LOCATION

Waverley Gardens is nicely located close to the varied facilities afforded within the popular South Staffordshire village of Wombourne. The area benefits from schooling in all age groups, with St Benedicts Primary School being close by, Sainsburys supermarket as well as various shops, facilities and eateries. There is regular public transport both into Wolverhampton, Stourbridge and Dudley. The area is particularly suitable for dog walkers with Baggeridge and Pickerill's Hill nearby.

## DESCRIPTION

11 Waverley Gardens is a detached family home which has been extended and improved upon by the current owners during their tenure. There is a detached tandem garage, large driveway and enclosed rear garden. The internal accommodation briefly comprises living room, orangery, dining kitchen, utility, sitting room and cloakroom/wc to the ground floor. To the first floor there are four generous bedrooms and a family bathroom. The principal bedroom has provision for an en-suite to be added as well as balcony overlooking the rear garden. The property benefits from central heating and double glazing.

## ACCOMMODATION

The enclosed ENTRANCE PORCH has double glazed French doors with leaded panels and matching windows to the front and side elevation, tiled floor, panelled ceiling and a uPVC door into the ENTRANCE HALLWAY which has a radiator, wall light points, understairs storage cupboard and the staircase rising to the first floor landing with wooden ballustrades and a double glazed opaque window to the front elevation. The LIVING ROOM has a stone feature fire place with inset coal effect gas fire, radiator, coved ceiling, a double glazed leaded bay window to the front elevation and two double glazed leaded windows to the side. French doors lead through to the ORANGERY which is of brick and double glazed construction and has a radiator and French doors leading to the rear garden. The downstairs CLOAKROOM has a low level W.C., vanity wash hand basin with tiled splash back and tiling to the floor. The UTILITY has space for storage and could be utilised as a LAUNDRY as there is plumbing for a washing machine. There is tiling to the floor, spotlights, coved ceiling and a radiator. The SITTING ROOM has a radiator, coved ceiling, wall light point and a double glazed leaded bay window to the front elevation. The KITCHEN is fitted with a range of good quality Shaker style wall and base units with complementary works surfaces and inset 1½ bowl stainless steel sink unit with mixer tap. Integrated double oven and microwave, gas hob with fitted extractor over, integrated dishwasher and space for a fridge and freezer. Tiled splashback, tiled floor, radiator, spotlights, double glazed leaded window to the side elevation and double glazed French doors to the rear with matching side panels.

The staircase rises to the first floor LANDING with loft access, Airing Cupboard, radiator and a double glazed opaque leaded window to the front elevation. The BATHROOM is fitted with a contemporary white suite and comprises corner bath, a shower cubicle with curved screen, vanity wash hand basin incorporating the low level W.C. Chrome heated ladder towel rail, spotlights, tiled floor, part tiling to the walls and a double glazed opaque window to the rear elevation. The PRINCIPAL BEDROOM has a range of fitted wardrobes, a radiator, coved ceiling, double glazed French doors onto a balcony with decorative railings and a double glazed opaque window to the side elevation. There is an alcove which has provision and plumbing to be utilised as an En-Suite. BEDROOM TWO has a radiator, coved ceiling and two double glazed windows to the rear elevation. BEDROOM THREE has a radiator, coved ceiling, wardrobe and two double glazed leaded windows to the front elevation. BEDROOM FOUR has a radiator, coved ceiling and two double glazed leaded windows to the front elevation.

## OUTSIDE

The property lies behind a generous plot with a large block paved driveway in a herringbone style providing off road parking for several vehicles and flanked by a large lawned foregarden. There are decorative gravelled planted borders and an enclosed fence boundary to one side and a low dwarf wall to the front. There is a large detached TANDEM GARAGE with elevating door and a double glazed door to the rear. There are wooden double gates giving access to the rear garden. The private rear garden has a block paved patio, a large lawn area, a raised planted border, a hard standing for a shed and a further paved patio area. There is a decorative gravelled border stocked with established plants and trees. 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 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

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### Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Offers Around  
£575,000

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.



**11 WAVERLEY GARDENS  
WOMBOURNE**

HOUSE: 156.8sq.m. 1688sq.ft.  
 GARAGE: 35.6sq.m. 383sq.ft.  
**TOTAL: 192.4sq.m. 2071sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



