



28 Quendale, Wombourne, Wolverhampton, WV5 8JZ

BERRIMAN
EATON

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28 Quendale is a well-positioned detached family home occupying a large corner plot and has generous off road parking, a garage and an enclosed rear garden. The property benefits from central heating and double glazing.

(WOMBOURNE OFFICE)
EPC: D

LOCATION

Quendale is located on the east side of the popular Poolhouse Farm with excellent access to the beautiful Wombrook Walk which is perfect for dog walkers and leads to Wombourne Village, Smestow and the Canal and Railway walks. There is also access at the other end of the Estate to Sainsburys and bus stops which travel regularly to Wolverhampton, Dudley, Stourbridge and Merry Hill Centre. There are a wealth of shops and facilities in the Centre of Village.

DESCRIPTION

28 Quendale is a well-positioned detached family home occupying a large corner plot and has generous off road parking, a garage and an enclosed rear garden. The internal accommodation briefly comprises entrance hall, living room, dining room, orangery and fitted kitchen to the ground floor. To the first floor there are three good sized bedrooms and a family bathroom. The property benefits from central heating and double glazing.

ACCOMMODATION

The ENTRANCE HALLWAY is accessed via a uPVC double glazed door with opaque inserts and has a radiator and the staircase rising to the first floor landing. The LIVING ROOM has a marble feature fireplace with inset coal effect gas fire and marble hearth, radiator, dado rail, coved ceiling, wall light points, an understairs storage cupboard and a double glazed leaded bay window to the front elevation. The DINING ROOM has a radiator, dado rail, coved ceiling, wall light points and double French doors into the ORANGERY which has a wall mounted heater, remote controlled Smart lighting, double glazed French doors leading to the rear garden and double glazed windows to the side elevations. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces and inset single drainer stainless steel sink unit with mixer tap. Integrated single oven with 4 ring gas hob and pull out extractor over. Integrated microwave, integrated washing machine and integrated fridge and freezer. Tiled splash backs, radiator, a double glazed window to the rear elevation and a double glazed door giving access to the side.

The staircase rises to the first floor LANDING with a double glazed opaque window to the side elevation, loft access and an Airing Cupboard housing the wall mounted central heating boiler. The BATHROOM is fitted with a white suite and comprises panelled bath with shower over, pedestal wash hand basin and low flush W.C. Heated ladder towel rail, tiled walls and a double glazed opaque window to the side elevation. BEDROOM ONE has a walk-in storage cupboard with hanging rail, a radiator, dado rail and two double glazed leaded windows to the front elevation. BEDROOM TWO has a radiator, dado rail and a double glazed window to the rear elevation. BEDROOM THREE has a radiator, dado rail and a double glazed window to the rear.

OUTSIDE

The property is situated at the end of a small spur driveway and occupies a large corner position with extensive lawn area and has well planted shrubs and borders. The property has a driveway providing off road parking for several vehicles and giving access through to the GARAGE. There is side gated access leading through to the rear garden which has a full width paved patio area, ornamental pond, lawn area with well planted borders, pergola and wooden trellis. There is part fencing and a wall 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.

Tettenhall Office

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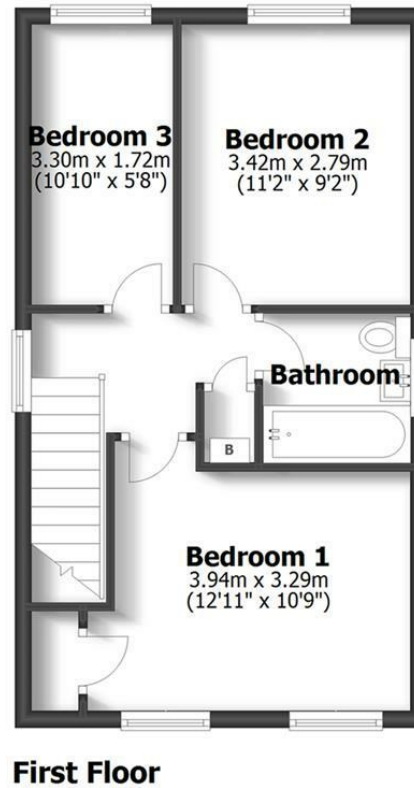
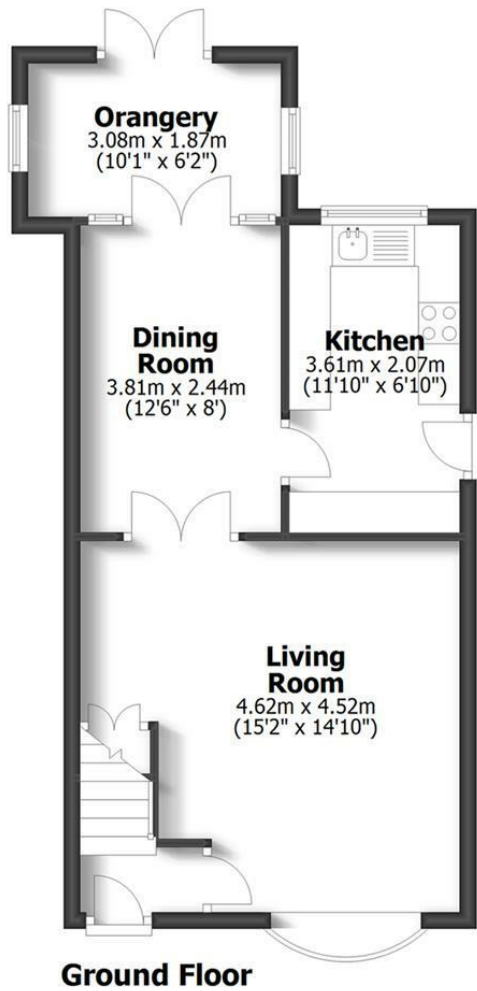
Offers Around
£350,000

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.



28 Quendale
Wombourne



HOUSE: 83.2sq.m. 895sq.ft.
 GARAGE: 13.9sq.m. 149sq.ft.
TOTAL: 97.1sq.m. 1044sq.ft.

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

