



15 Ounsdale Crescent, Wombourne, Wolverhampton, WV5 9HU

BERRIMAN
EATON

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15 Ounsdale Crescent is a unique detached family home occupying a quiet corner position at the head of the cul de sac, having a spacious driveway, garage and a manicured, well stocked rear garden. This property is specifically adapted to multi generation living with the annexe being connected via the living room or conservatory and offers two separate rooms and a shower room. The property benefits from double glazing and central heating.

(WOMBOURNE OFFICE)
EPC: C

LOCATION

Ounsdale Crescent is a popular address within the village of Wombourne being located within easy walking distance of the village centre. Shops, library, doctors surgeries and bus services to towns and cities further afield can be found nearby. Wombourne village green is home to Wombourne Cricket, Tennis and Bowling Club and for country enthusiasts close by are the South Staffordshire canal and the South Staffordshire Railway Walk. Furthermore the area is well served by reputable schooling for all age groups with a convenient pedestrian access to Ounsdale Road located close by. At the top of the cul de sac there is pedestrian access to Ounsdale Road which is particularly convenient for Westfield Primary School, Wombourne High School and the Leisure Centre.

DESCRIPTION

15 Ounsdale Crescent is a unique detached family home occupying a quiet corner position at the head of the cul de sac, having a spacious driveway, garage and a manicured, well stocked rear garden. This property is specifically adapted to multi generation living with the main house having a dining kitchen, living room, conservatory, cloakroom/wc and utility to the ground floor. There are three bedrooms with an en-suite to the principal bedroom and a family bathroom to the first floor. The annexe is connected via the living room or conservatory and offers two separate rooms and a shower room. A second staircase gives access to two further bedrooms and a bathroom. The property benefits from double glazing and central heating.

ACCOMMODATION

A large composite door with opaque leaded insert and matching side panels leads into the ENTRANCE HALLWAY which has a radiator, spotlights and the staircase rising to the first floor landing. The downstairs CLOAKROOM has a vanity wash hand basin incorporating the low level W.C. and storage. The LIVING ROOM has a light oak fire surround with inset coal effect gas fire and marble hearth, radiator, wall light points, coved ceiling and a double glazed bay window to the front elevation. A uPVC door with side window leads into the CONSERVATORY which is of brick and double glazed construction with an aqua glass roof. Wall light points, wall mounted central heating boiler, a radiator and two uPVC doors leading to the rear garden. The UTILITY has a wall and base unit with work surface over. Space and plumbing for washing machine, space for a fridge freezer and access through to the dining kitchen. The DINING KITCHEN is fitted with a range of wall and base units with complementary work surfaces and inset 1½ bowl stainless steel sink unit with mixer tap. Space and plumbing for dishwasher, integrated double Stoves oven, 5 ring Smeg gas hob with extractor hood over. Tiled splashbacks, radiator, a double glazed window to the rear elevation and a double glazed window to the front.

The staircase rises to the first floor LANDING with spotlights, loft access and an Airing Cupboard with fitted shelving. The BATHROOM is fitted with a white suite and comprises panelled bath with shower attachment, vanity wash hand basin and low level W.C. Tiling to the floor, part tiled walls, radiator and a double glazed opaque window to the rear elevation. BEDROOM ONE has two radiators and double glazed windows to the front and rear elevations. The EN-SUITE has a walk-in shower cubicle with electric shower, vanity wash hand basin and a low level W.C. incorporated into a vanity unit. Spotlights, radiator, tiled floor and a double glazed opaque window to the front elevation. BEDROOM TWO has a radiator and a double glazed window to the rear elevation. BEDROOM THREE has a radiator and a double glazed window to the front elevation.

From the LIVING ROOM and CONSERVATORY are doors into the ANNEXE with an additional HALLWAY with a radiator and the staircase rising to the first floor landing. A door leads into a SITTING ROOM with a radiator and double glazed patio door leading to the rear garden. A door leads into an INNER LOBBY where there is understairs storage. The SHOWER ROOM has a walk-in shower cubicle with electric shower, pedestal wash hand basin and low level W.C. Radiator, tiled floor, part tiling to the walls and a double glazed opaque window to the front elevation. OFFICE/BEDROOM 6 has a radiator and a double glazed bay window to the front elevation.

A staircase rises to an additional first floor landing. THE BATHROOM is fitted with a white suite and comprises panelled bath with shower over and glazed side screen, vanity wash hand basin and low level W.C. Chrome heated ladder towel rail, tiled floor, part tiling to the walls and a double glazed opaque window to the front elevation. BEDROOM FOUR has a radiator and two double glazed windows to the rear elevation. BEDROOM FIVE has a radiator and a double glazed window to the front elevation.

OUTSIDE

The property has a tarmacadam driveway providing off road parking for several vehicles and gives access to the TANDEM GARAGE which has an elevating door to the front and to the rear there is a work surface with space below for a tumble dryer and additional fridge. There is a double glazed window to the rear elevation and a uPVC door to the garden. It has a well planted well stocked border and has fencing to the boundary. Side gated access leads through to the rear garden which is a particular feature of the property due to its size and has a large paved patio area in front of the conservatory. There is a brick built barbeque area and raised planted borders. Steps lead up to a further sun terrace. Large lawn area, vegetable patch, hard standing for a shed and there is 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.

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Offers Around
£550,000

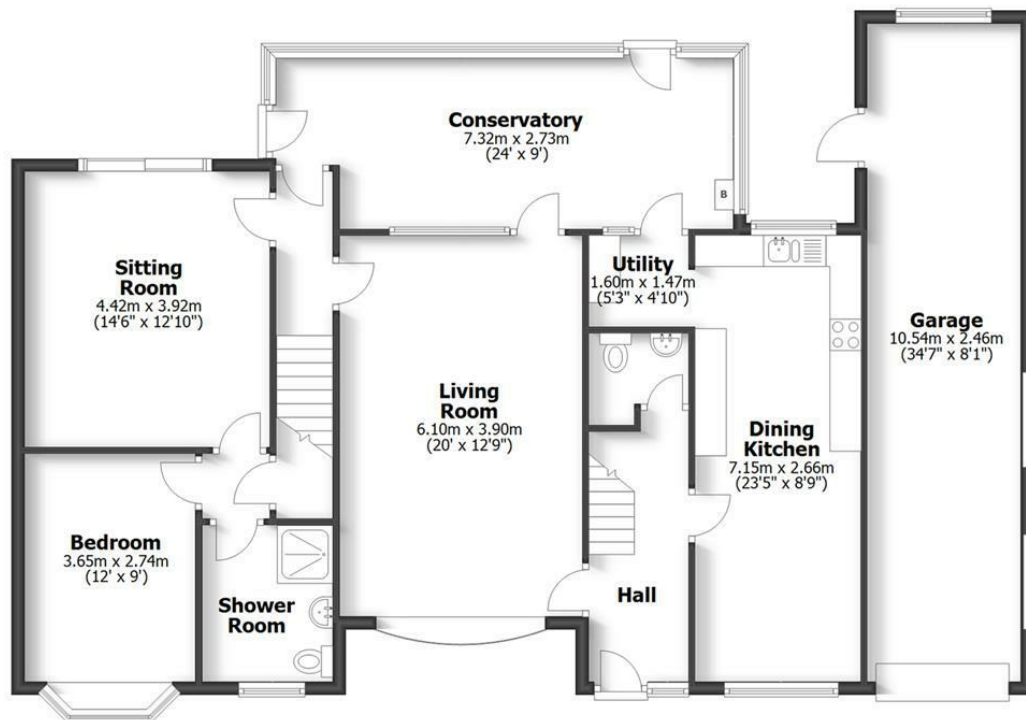
EPC: C

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.

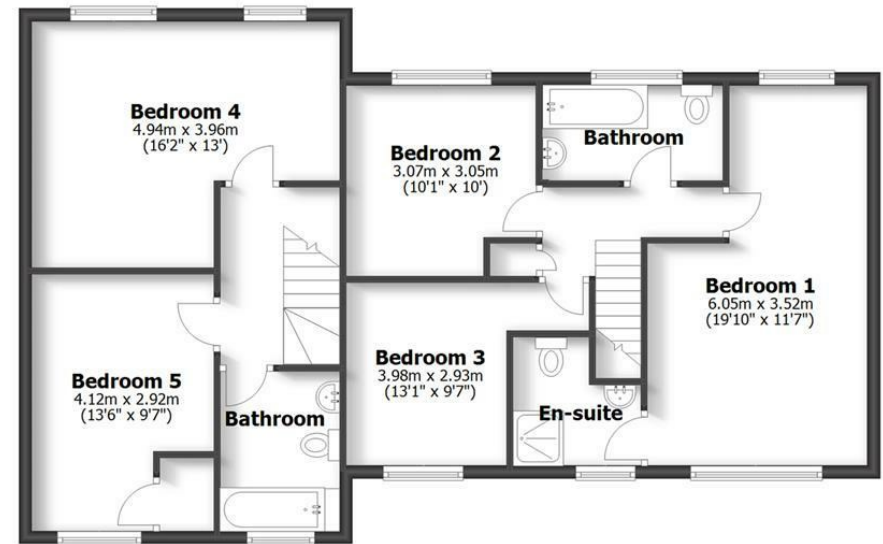


**15 OUNSDALE CRESCENT
WOMBOURNE**

TOTAL: 208.7sq.m. 2246sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor

