



9 St. Johns Close, Swindon, Dudley, DY3 4PQ

BERRIMAN  
EATON

# 9 St. Johns Close, Swindon, Dudley, DY3 4PQ

St John's Close is an executive detached family home occupying a generous plot on a private driveway suitable for parking several vehicles off road, together with a detached double garage and further secured parking behind wooden double opening gates. The rear garden is south facing with a private enclosed aspect. The internal accommodation briefly comprises spacious living room with adjoining dining area, fitted dining kitchen and separate utility/wc to the ground floor. To the first floor there is a family bathroom, principal bedroom with en-suite and three further bedrooms. Adjoining the house with a separate access is a large home office suitable for business use, providing the necessary permissions are in place. The property benefits from central heating and double glazing.

EPC : C  
WOMBOURNE OFFICE

## LOCATION

St John's Close is a charming, quiet cul de sac, situated off Church Road, with lovely Countryside views. There is convenient access to Enville common and Smestow Nature Reserve, as well as having access to the Canal. There are shops in the Village and a bus route going through Wombourne and to Merry Hill Centre. St Johns is the local Primary School and this is also situated nearby.

## DESCRIPTION

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## ACCOMMODATION

The ENTRANCE HALL is accessed via a UPVC door, with stairs rising to the first floor landing and wooden balustrades and decorative coving. Double doors leading into the LIVING ROOM which has a bay window to the front elevation and patio doors onto the rear garden, there is a gas fire with surround and arch into the DINING AREA, with a window to the rear garden. The KITCHEN/DINING ROOM is fitted with a range of wall and base units with complementary work surfaces with inset one and a half bowl and drainer with mixer tap, there is space for a large Ranger style oven, microwave, tiled floor and windows to the side and rear with a door accessing the rear garden. There is a UTILITY with W/C which has plumbing and space for a washing machine, tumble dryer, low level w/c, vanity wash hand basin, radiator and opaque window to the front elevation.

To the first floor landing there is a window to the front elevation and loft access. The PRINCIPAL BEDROOM is fitted with a range of bedroom furniture including wardrobes, overhead storage, drawers and dressing table, window to the front elevation and EN-SUITE comprising large walk in shower, vanity wash hand basin and low level w/c, opaque window to the rear elevation, part tiling to the walls. There are THREE FURTHER BEDROOMS and a FAMILY BATHROOM comprising bath with shower attachment, vanity wash hand basin, low level w/c, airing cupboard with wall mounted central heated boiler, opaque window, part tiling to the walls and spotlights.

## OUTSIDE

The property occupies a corner position on the private road that only serves 2 other properties. There is a tarmac driveway affording off road parking for several vehicles, as well as a double garage with two electronically operated doors and a side door giving pedestrian access. There are double wooden gates giving secured parking for a further vehicle, this also gives access to the office through a upvc door and window to the front and rear garden. There is a gravelled foregarden with steps leading down to the entrance which has a canopy with colonial style columns. There is side gated access into the rear garden which is south facing and has a full width paved patio area with steps leading down to path to a central water feature surrounded by lawn. There is fence and conifer boundary and a hard standing to a shed.

TENURE WE ARE ADVISED THAT THIS PROPERTY IS FREEHOLD SERVICES We are informed by the Vendors that all main services are installed.  
COUNCIL TAX BAND F – South Staffordshire District Council  
POSSESSION Vacant possession will be given on completion.  
VIEWING Please contact the Wombourne office.

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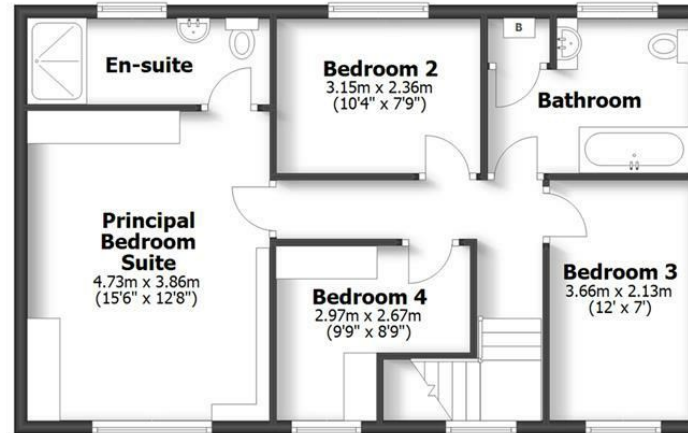
Offers In The Region Of  
£599,995

EPC: C

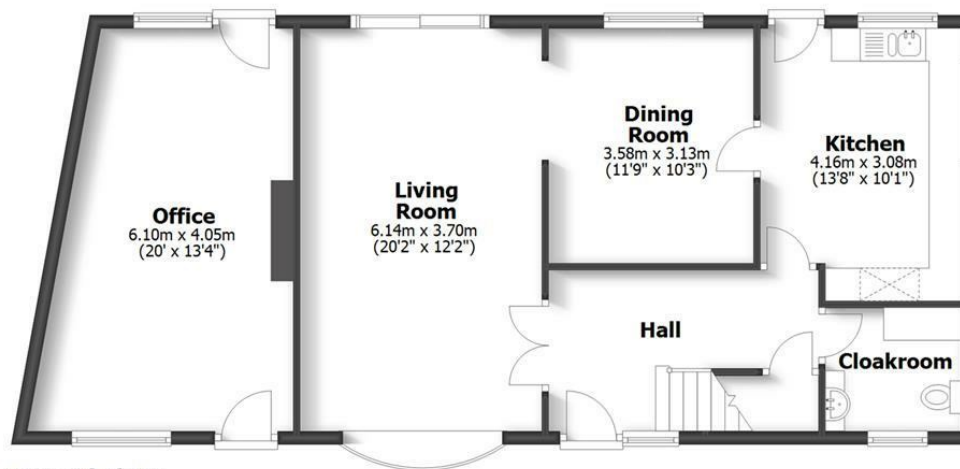
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



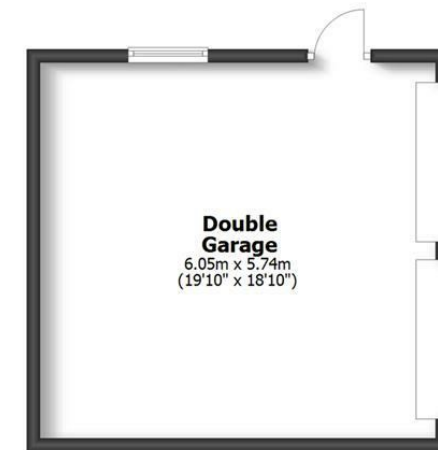
**9 ST JOHNS CLOSE  
SWINDON**



**First Floor**



**Ground Floor**



HOUSE: 147.4sq.m. 1587sq.ft.  
 GARAGE: 34.7sq.m. 374sq.ft.  
**TOTAL: 182.1sq.m. 1961sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE

