



2 Ounsdale Crescent, Wombourne, Wolverhampton, WV5 9HU

BERRIMAN  
EATON



## 2 Ounsdale Crescent, Wombourne, Wolverhampton, WV5 9HU

Ounsdale Crescent is a semi-detached family home with a generous driveway, garage and a private enclosed rear garden. The internal accommodation briefly comprises porch, entrance hall, open plan living and dining room, kitchen and hobbies room to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property benefits from central heating, double glazing and no upward chain.

EPC : D  
WOMBOURNE OFFICE

### 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

Ounsdale Crescent is a semi-detached family home with a generous driveway providing off road parking for several vehicles, garage and a private enclosed rear garden. The internal accommodation briefly comprises porch, entrance hall, open plan living and dining room, kitchen and hobbies room to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property benefits from central heating, double glazing and no upward chain.

### ACCOMMODATION

The PORCH has double glazed door with double glazed windows to either side, tiled floor and wooden door into the ENTRANCE HALL. This has staircase rising to the first floor landing with understairs storage cupboard, radiator, double glazed opaque window to the side elevation, pantry with single glazed opaque window. The OPEN PLAN LIVING ROOM has a double glazed window to the front elevation, gas fire and surround, radiator and double glazed door to the rear garden with matching side windows. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit, space for the oven, radiator, tiling to the walls and floor, double glazed window to the rear elevation and wooden door into the garage. The GARAGE has an elevating door, storage cupboard and wooden door to the garden. The garage has been extended and partitioned to add a HOBBIES ROOM which has a single glazed window to the side elevation.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed opaque window to the side elevation. The BATHROOM is fitted with a coloured suite which comprises bath with shower over, low level W/C, pedestal wash hand basin, radiator, double glazed opaque window to the front elevation and tiling to the walls. DOUBLE BEDROOM 1 has a double glazed window to the front elevation, radiator and an airing cupboard which houses the hot water tank. DOUBLE BEDROOM 2 has a double glazed window to the rear and radiator. BEDROOM 3 has double glazed window to the rear elevation, loft access and radiator.

### OUTSIDE

There is off road parking for several vehicles on the tarmac DRIVEWAY with wall and well stocked planted boundary. The REAR GARDEN has a slabbed patio area, graveled area with hardstanding for a shed and greenhouse, well planted borders, lawn and fence to the boundary. The rear aspect is incredibly private and not overlooked.

TENURE We understand that the property is FREEHOLD.

SERVICES We are informed by the Vendors that all main services are installed.

COUNCIL TAX BAND C – South Staffordshire DC

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Wombourne office.

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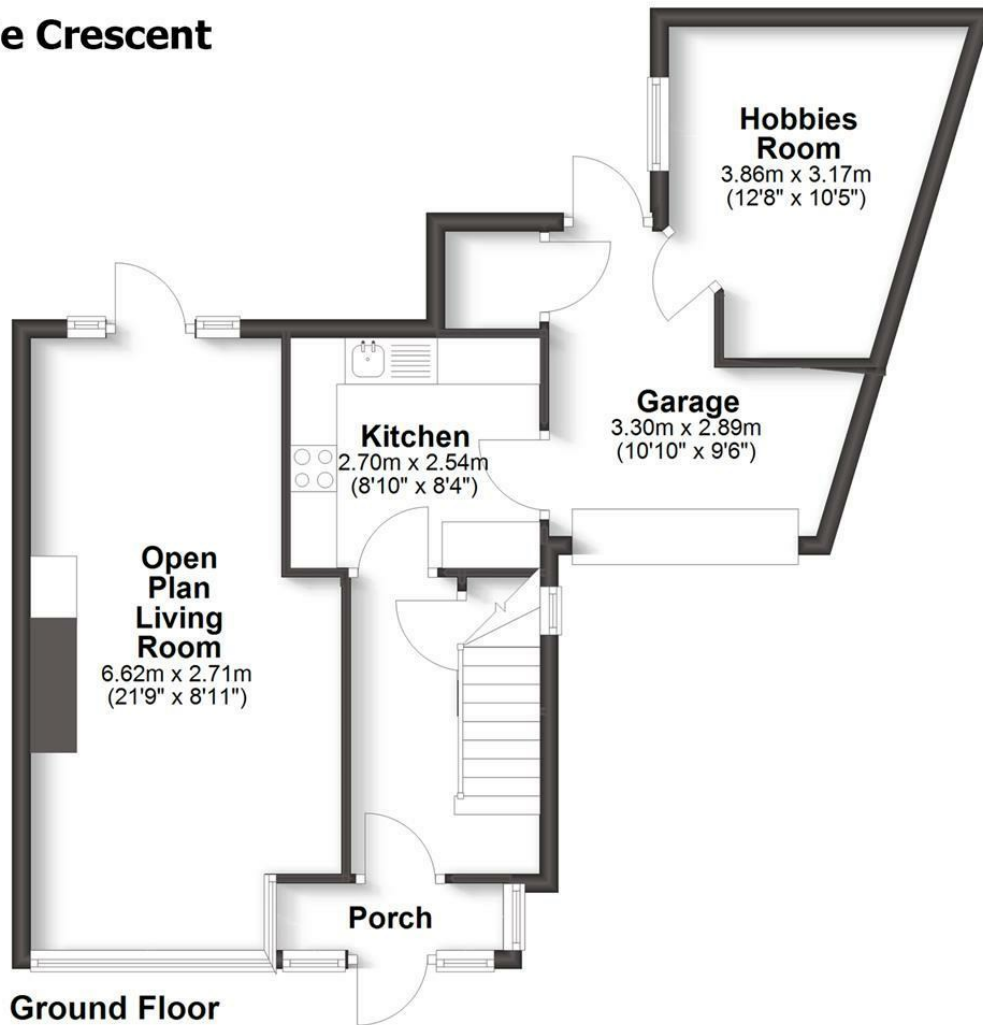
Offers In The Region Of  
£298,500

EPC: D

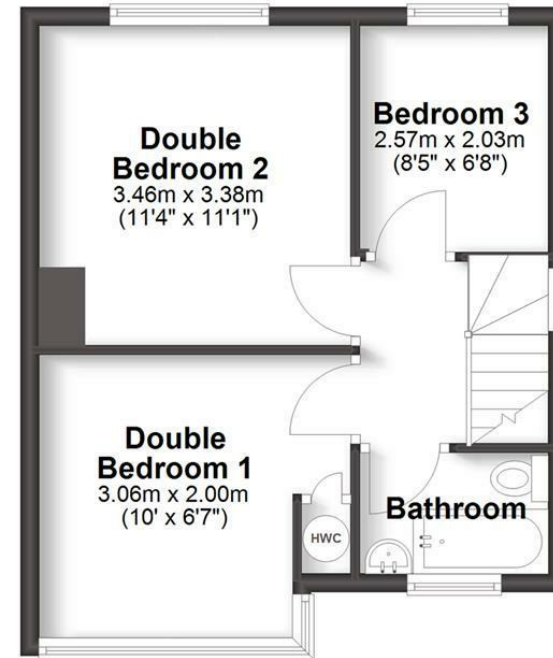
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



**2 Ounsdale Crescent**  
Wombourne



**Ground Floor**



**First Floor**

HOUSE: 71.4sq.m. 769sq.ft.  
 GARAGE: 18.8sq.m. 203sq.ft.  
**TOTAL: 90.2sq.m. 972sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



