



17 Holendene Way, Wombourne, Wolverhampton, WV5 8EP

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EATON

# 17 Holendene Way, Wombourne, Wolverhampton, WV5 8EP

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(WOMBOURNE OFFICE)  
EPC: C

## LOCATION

Holendene Way is situated on the outskirts of Wombourne village which provides a range of amenities including doctors and dental surgeries, a library and schools catering for all age groups. There is a cricket, tennis and bowls club and for anyone enjoying walking there is good access to the canal system and railway walk. There are bus services which provide access to towns further afield.

## DESCRIPTION

17 Holendene Way occupies a generous corner position, within the Development, having a large driveway with double garage and enclosed rear garden. The internal accommodation briefly comprises downstairs cloakroom, living room, separate dining room, open plan kitchen/dining room with integrated appliances, adjacent utility room and orangery onto the rear garden. To the first floor there are four bedrooms, en-suite to the principal suite and modern family bathroom. The property benefits from central heating and double glazing.

## ACCOMMODATION

An open brick ENTRANCE PORCH with canopy roof leads into the ENTRANCE HALLWAY via a composite door with opaque leaded panels. There is a radiator, an understairs storage cupboard, oak flooring and the staircase rising to the first floor landing with wooden balustrades. The DINING ROOM has an attractive panelled wall, radiator, coved ceiling, wall light points and a double glazed window to the front elevation. The LIVING ROOM has a marble feature fireplace with inset coal effect gas fire and marble hearth, radiator, coved ceiling and a double glazed window to the front elevation. The open plan KITCHEN/DINING ROOM has a range of high quality wall and base units with butchers block work surface and inset 1½ bowl Lamona sink and drainer with stainless steel mixer tap. There is an integrated Bosch double oven with integrated Bosch microwave and a 4 ring gas hob with extractor over. Integrated appliances include a dishwasher, fridge and freezer. There is a tiled floor, a vertical radiator, coved ceiling, spotlights and a double glazed window to the rear elevation. Patio doors lead into the GARDEN ROOM which is of brick and double glazed construction with a vaulted roof with two skylights. There is a radiator, spotlights, tiled floor, double glazed windows to three elevations and French doors opening to the rear garden. The UTILITY is fitted with a complementary wall and base units with fitted work surface and inset circular sink with mixer tap. Space and plumbing for washing machine and tumble dryer. There is a tiled floor and a composite door with double glazed opaque inserts leading to the rear garden. The downstairs CLOAKROOM has a low level W.C., pedestal wash hand basin with tiled splashback, radiator, tiled floor and a double glazed opaque window to the side elevation.

The staircase rises to the first floor LANDING with loft access via a retractable staircase and an Airing Cupboard with shelving and houses the Worcester Bosch wall mounted central heating boiler. The BATHROOM is fitted with a contemporary white suite and comprises panelled bath with shower over and glazed side screen, pedestal wash hand basin and low level W.C. There is tiling to the floor, part tiled walls, a radiator and a double glazed opaque window to the rear elevation. The PRINCIPAL BEDROOM has a built-in double wardrobe and storage cupboard with hanging rail and shelf, part panelled wall, a radiator, coved ceiling and a double glazed window to the front elevation. The EN-SUITE has a walk-in shower cubicle, pedestal wash hand basin and low level W.C. There is a radiator, part tiling to the walls, tiled floor and a double glazed opaque window to the front elevation. BEDROOM TWO has a built-in double wardrobe, radiator, coved ceiling and a double glazed window to the front elevation. BEDROOM THREE has a built-in double wardrobe, radiator, coved ceiling and a double glazed window to the rear elevation. BEDROOM FOUR is currently being used as an office has a radiator, coved ceiling and a double glazed window to the rear elevation.

## OUTSIDE

The property occupies a large corner plot off a spur driveway serving just a handful of properties and is enclosed by a laurel hedge with lawned foregarden with a pathway leading to the entrance. The tarmac driveway provides off road parking for multiple vehicles and gives access to the double garage. The DOUBLE GARAGE has two elevating doors, power and lighting. There is a fitted storage cupboard and a work surface. There is roof storage and a wooden single glazed door giving access to the rear garden. The rear garden has gated side access and is south facing with a full width patio with step down to the lawn area and further patio to the rear of the garden. There are planted borders and 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 E – 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

lettings@berrimaneaton.co.uk

### Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

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

Offers Around  
£535,000

EPC: C

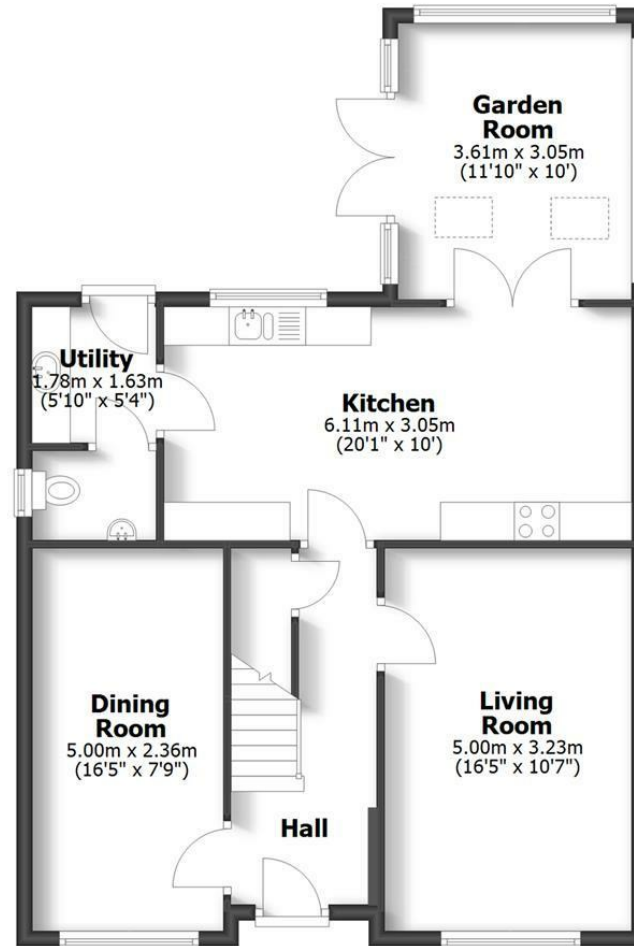
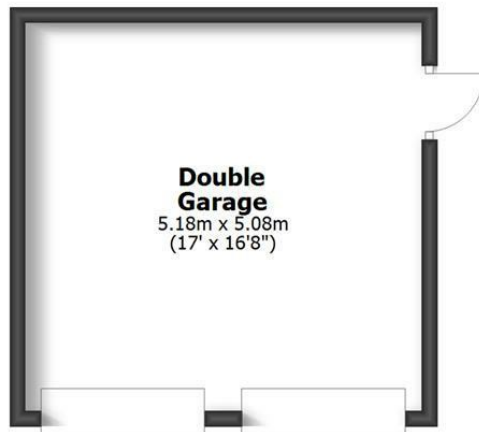
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



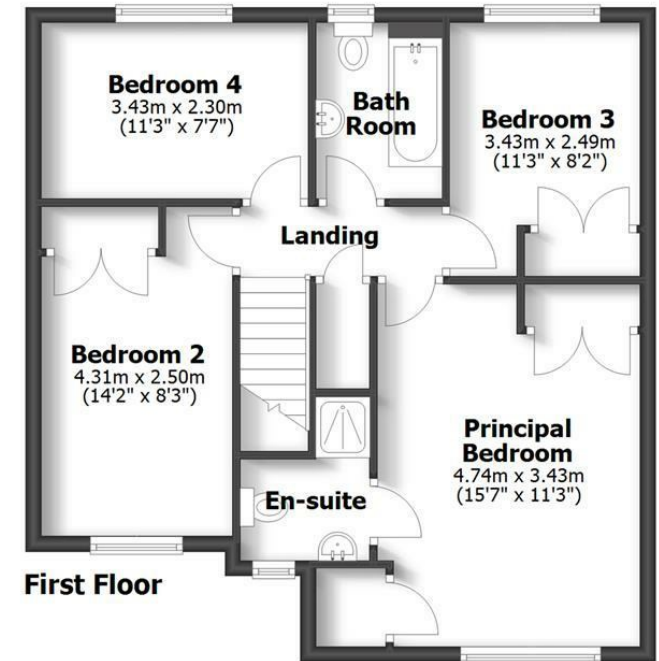
**17 HOLENDENE WAY  
WOMBOURNE**

HOUSE: 132.7sq.m. 1428sq.ft.  
 GARAGE: 26.3sq.m. 283sq.ft.  
**TOTAL: 159sq.m. 1711sq.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**

