



3 Greenhill Court, Wombourne, Wolverhampton, WV5 0JA

BERRIMAN  
EATON

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Greenhill Court is an executive detached family home built in a colonial style, just off a private drive serving on a handful of properties, there is ample parking, garage and a private, enclosed rear garden with a timber summer house, which houses a hot tub and sauna. The internal accommodation briefly comprises dining room, living room, fitted dining kitchen, utility, cloakroom/wc, office and garden room to the ground floor. To the first floor there are four bedrooms, en-suite to the principal bedroom and family bathroom. The property benefits from central heating and double glazing.

EPC : D  
WOMBOURNE OFFICE

## LOCATION

Pine Lodge can be found on Greenhill Court, which is situated just off Sytch Lane and remains one of the village's most desirable locations, bordering countryside, on the fringe of Wombourne, and within easy reach of the picturesque village green and shopping. Wombourne provides a full array of local amenities including doctors and dental surgeries, a library, good public transport links and highly regarded schooling. The more extensive amenities of Wolverhampton City Centre, Stourbridge and Dudley are within convenient travelling distance.

## DESCRIPTION

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## ACCOMMODATION

The ENTRANCE HALL is accessed through a UPVC door with double glazed opaque windows to the front and side elevations, staircase rising to the first floor with wooden balustrades, radiator and Karndean flooring which also goes into the CLOAKROOM. This benefits from a low level W/C, wash hand basin with mixer tap and double glazed opaque window to the side elevation. The DINING ROOM has a double glazed leaded bay window to the front elevation, radiator, Karndean flooring and wiring for wall lights. The LIVING ROOM has a double glazed patio door to the rear garden, wall mouldings, decorative coving and dado rail, electric fire and surround with marble effect hearth and mantle. The KITCHEN DINING ROOM is fitted with a range of wall and base units with complementary work surfaces, inset one and a half sink and drainer with mixer tap, integrated double oven with ceramic hob and pull out extractor, integrated dishwasher, fridge freezer, there is tiling to the floor and part tiling to the walls, double glazed window to the rear elevation, double glazed opaque UPVC door to the garage and glazed door into the UTILITY. This has double glazed windows to the side and rear, fitted worksurface with space and plumbing for a washing machine and tumble dryer, tiled floor, radiator and double glazed French doors to the OFFICE. This has a single glazed opaque window to the side elevation and radiator. The rear SITTING ROOM has double glazed patio doors onto the rear garden and a radiator.

To the first floor there is a LANDING which has a double glazed opaque leaded window to the side and loft access. The BATHROOM is fitted with a white suite which comprises a bath with mixer tap, walk in double shower with multi headed shower, low level W/C and pedestal wash hand basin with mixer tap, chrome heated ladder towel rail, tiling to the walls and flooring, double glazed opaque window and spotlights. The PRINCIPAL BEDROOM has double glazed leaded window to the front elevation, wardrobes with mirrored sliding doors and radiator. The EN-SUITE has a walk in shower cubicle with multi headed shower, low level WC, wash hand basin and mixer tap, heated ladder towel rail, double glazed opaque window to the rear elevation, tiled floor and walls and spotlights. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation and radiator. DOUBLE BEDROOM 3 has a double glazed window to the rear elevation, fitted wardrobes and radiator. DOUBLE BEDROOM 4 has a double glazed window to the front elevation, wardrobes with mirrored doors and radiator.

## OUTSIDE

The property is accessed just off Greenhill Gardens along a private driveway. There is a lawned foregarden and a block paved driveway in a herringbone style, suitable for parking several vehicles off road and giving access to the DOUBLE GARAGE. This has an electronically operated roller shutter door, strip lighting and single glazed opaque door to the side. The REAR GARDEN has a block paved patio which wraps around the perimeter of the property, leading to the rear garden and the wooden summer house. There is a lawn with established pine trees and graveled borders. There is fence to the boundary and side gated access to the front. The timber built SUMMER HOUSE has its own slabbed patio with wooden railings, a glazed door with side windows, a hot tub, shower cubicle and sauna. The walls and ceiling are paneled with spotlights.

NB The Pine trees are subject to tree preservation orders.

TENURE We understand that the property is FREEHOLD.  
SERVICES We are informed by the Vendors that all main services are installed.  
COUNCIL TAX BAND G –South Staffordshire DC  
POSSESSION Vacant possession will be given on completion.  
VIEWING Please contact the Wombourne office.

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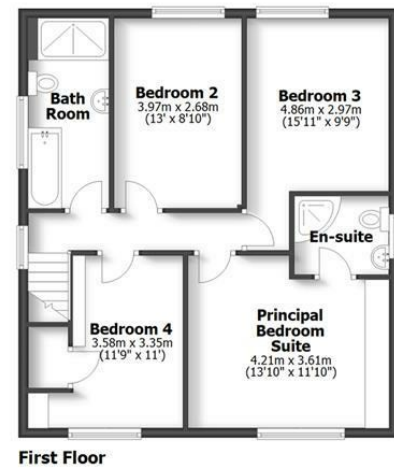
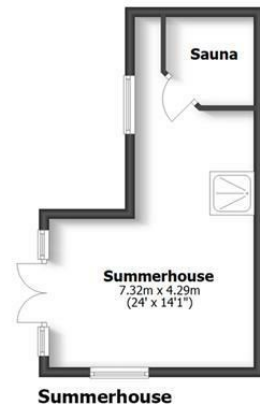
Offers In The Region Of  
£699,950

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.



### 3 GREENHILL COURT WOMBOURNE



HOUSE: 166.4sq.m. 1791sq.ft.  
 GARAGE: 39.6sq.m. 426sq.ft.  
 SUMMERHOUSE: 23.8sq.m. 256sq.ft.  
**TOTAL: 229.8sq.m. 2473sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE

