



16 Woodlands Road, Wombourne, Wolverhampton, WV5 0JZ

**BERRIMAN**  
**EATON**



# 16 Woodlands Road, Wombourne, Wolverhampton, WV5 0JZ

Woodlands Road is a detached house at the entrance to the spur driveway at the end of the cul de sac having off road parking, an integral garage and a pleasant rear garden. The internal accommodation offers open plan living and dining area and kitchen to the ground floor, whilst 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

Woodlands Road is a quiet cul-de-sac situated just off Whites Wood which runs between Common Road and Sytch Lane. It affords easy access to the local shops at Blakeley Heath and the further, more extensive amenities within the village of Wombourne itself. Furthermore the area is well served by schooling for all age groups. The Railway Walk is a delightful place for dog walkers and nature enthusiasts alike and also gives access to the scenic views of the Wom Brook and Canal structure.

## DESCRIPTION

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## ACCOMMODATION

The ENTRANCE HALL has a double glazed window to the front elevation, UPVC double glazed double opening doors, storage cupboard with hanging rail, radiator and staircase rising to the first floor. The LIVING ROOM has a double glazed window to the front elevation, coal effect gas fire with hearth, two radiators, understairs storage cupboard and double glazed sliding patio doors onto the rear garden. The KITCHEN is fitted with a range of wall and base units with complementary worksurfaces with inset single drainer sink unit and mixer tap, there is plumbing for a washing machine, space for a fridge and oven, radiator, double glazed window overlooking the rear garden and a UPVC door giving access to the side passage. There is a pantry which houses the Worcester Bosch wall mounted central heating boiler.

The staircase rises to the FIRST FLOOR LANDING which has a loft access. The BATHROOM has a suite which comprises a bath with shower over, wash hand basin, bidet, part tiling to the walls and double glazed window to the front elevation. DOUBLE BEDROOM 1 has a double glazed window to the rear elevation, having a stunning elevated view across Wombourne, mirrored wardrobe with sliding doors and radiator. DOUBLE BEDROOM 2 has double glazed window to the front elevation, storage cupboard and radiator. DOUBLE BEDROOM 3 has a double glazed window to the rear elevation, wardrobe and radiator.

## OUTSIDE

The property has off road parking with a lawn and planted border and gives access to the GARAGE. This has metal double opening doors. A side passage give access to the REAR GARDEN which has a paved patio area, lawn with planted borders and fenced boundary

TENURE WE UNDERSTAND THAT THE PROPERTY IS FREEHOLD.

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

COUNCIL TAX BAND D – 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  
£350,000

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.



**16 Woodlands Road**  
Wombourne

HOUSE: 71.3sq.m. 768sq.ft.  
 GARAGE: 11.8sq.m. 127sq.ft.  
**TOTAL: 83.1sq.m. 895sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE





