



The Squirrels, 27 Stourbridge Road, Wombourne, Wolverhampton, WV5 9BN

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EPC : D

WOMBOURNE OFFICE

LOCATION

The Squirrels is situated within an exclusive residential area, close to the Stourbridge Road (A449) within easy reach of a comprehensive range of local amenities which can be found both on the Penn Road and in the nearby village of Wombourne with its traditional, picturesque village centre set around a cricket green. Wolverhampton City Centre is within a few minutes' drive and regular bus services run along the Penn Road (A449). Furthermore, the area is well served by schooling for all age groups.

DESCRIPTION

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ACCOMMODATION

A composite door with opaque decorative inserts gives access into the PORCH which has parquet flooring and leads the large open plan DINING HALL which has staircase rising to the first floor landing, understairs storage cupboard, pantry with fitted shelving and downstairs CLOAKROOM/WC which offers a vanity wash hand basin with mixer tap, low level w/c, parquet floor, partly tiled wall and radiator. The DINING AREA has a leaded bay window to the front elevation, parquet and radiator. The OFFICE has a leaded bay window to the front elevation and radiator. The LIVING ROOM has a large feature fireplace with media wall and open fire beneath, parquet flooring and patio doors onto the conservatory and spotlights. The KITCHEN BREAKFAST ROOM is fitted with a range of wall and base units with complementary work surfaces, inset one and half sink and drainer with mixer tap, space for a range style cooker with extractor hood, space for a large fridge freezer, integrated double oven and dishwasher, central island, leaded window to the rear elevation, radiator and spotlights. The side lobby gives access to the garage, UTILITY ROOM which offers excellent storage, plumbing and space for washing machine and tumble dryer, one and a half sink and drainer with mixer tap and fitted shelving. The SHOWER ROOM benefits from a walk in cubicle with multi headed shower, low level w/c, large wash hand basin & mixer tap, heated ladder towel rail, tiling to the walls and flooring. Adjacent to this is a multi purpose room, which was originally intended as a DOUBLE BEDROOM but can be equally as useful as a LEISURE ROOM, this has a window to the rear elevation, large storage cupboard, a further opaque window to the side and a connecting door which leads into the CONSERVATORY. This is brick and double glazed construction, a polycarbonate roof and French doors giving access to the rear garden., as well as the living room.

The FIRST FLOOR LANDING has an opaque window to the side elevation, loft access and radiator. The SHOWER ROOM has a walk in curved cubicle with multi headed shower, vanity wash basin with mixer tap, low level w/c, heated ladder towel rail, opaque leaded window to the side, spotlights, tiled wall and flooring. The PRINCIPAL BEDROOM has leaded window to the rear, double wardrobe, radiator and EN-SUITE which has a walk in shower, freestanding roll edge bath with shower attachment, low level w/c, wash hand basin with mixer tap, heated towel rail, eaves storage and tiling to the walls and flooring. There are FOUR FURTHER DOUBLE BEDROOMS all with double glazed windows and radiators, two of which have fitted wardrobes.

OUTSIDE

The Squirrels stands at the far end of a long tarmac driveway, with a well established frontage which gives generous off road parking and access to the garage and entrance. The REAR GARDEN is a particular feature of the property due its size and private aspect, which benefits from a full width paved patio with steps to an extensive lawn framed by mature trees and bushes, there are well stocked planted borders, a large workshop suitable for storage at the rear and enclosed by fencing.

TENURE

Freehold

SERVICES

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

COUNCIL TAX

G – South Staffordshire DC

POSSESSION

Vacant possession will be given on completion.

VIEWING

Please contact the Wombourne office.

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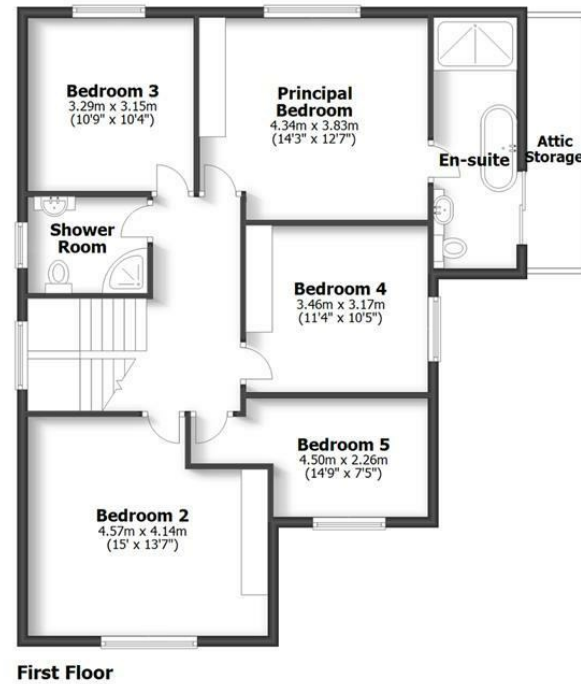
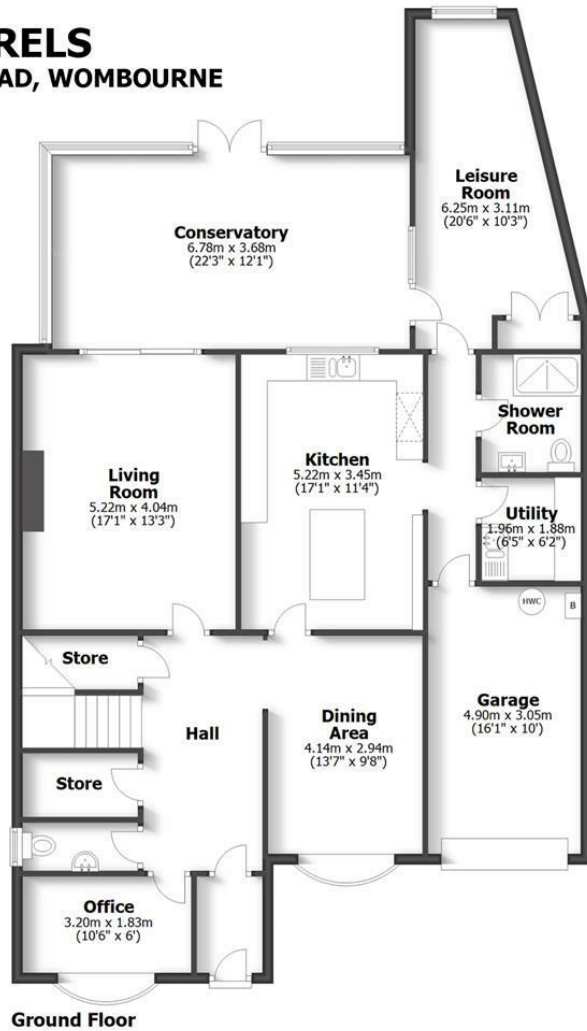
Offers In The Region Of
£825,000

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.



THE SQUIRRELS
STOURBRIDGE ROAD, WOMBOURNE



HOUSE: 227.3sq.m. 2446sq.ft.
GARAGE: 14.9sq.m. 161sq.ft.
TOTAL: 242.2sq.m. 2607sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

