



3 Woodhill Close, Wombourne, Wolverhampton, WV5 0ET

BERRIMAN
EATON

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Woodhill Close is a well presented modern two bedroom semi-detached property with a driveway, which could be extended for more off road parking, and the garden which is enclosed and is designed for low maintenance. A lovely feature is the outdoor covered area. The property briefly comprises entrance hall, living room and breakfast kitchen to the ground floor. To the first floor there are two double bedrooms and a refitted bathroom. The property benefits from central heating, double glazing and no upward chain.

EPC: D
WOMBOURNE OFFICE

LOCATION

Woodhill Close is a quiet, small cul-de-sac off Giggetty Lane and it is well served by regular buses that run into Wolverhampton, Dudley, Stourbridge and neighbouring areas. Blakeley Heath Primary School is within a reasonable walking distance as too is Wombourne High School. There is a wide variety of shopping facilities at Blakeley with more to be found in the Village and Sainsbury's is also nearby.

DESCRIPTION

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ACCOMMODATION

A PORCH gives access in to a spacious HALL. Into the LOUNGE, there is a window to the front, electric fire, stairs off, and door to the KITCHEN. This has been re-fitted with IKEA light beech units. Incorporated are a sink, breakfast bar, plumbing for a washing machine, extractor and tiled floor. There are ceiling downlighters, windows to the side and rear and door leading to the covered garden area.

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On the first floor the LANDING has an AIRING CUPBOARD and access to a partly boarded loft. The MAIN BEDROOM looks out over the front garden with two windows and a range of full width fitted wardrobes and drawers. BEDROOM 2 is a good full width size with a view to the rear. The BATHROOM has been re-fitted and tiled to include a double shower with screen, WC, hand basin with cupboard beneath and a heated towel rail.

OUTSIDE

The southerly facing rear garden has been designed for low maintenance, with a large paved area and well stocked flower borders. The covered outdoor entertaining area leads from the rear kitchen door and has windows over looking the garden with an open side and power points. With a fence boundary there is a driveway width side gated access that could be moved to create further parking if preferred.

SERVICES

We are advised all main services are connected

TENURE

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors.

COUNCIL TAX

South Staffordshire District Council. BAND: B

VIEWING

Contact the WOMBOURNE OFFICE

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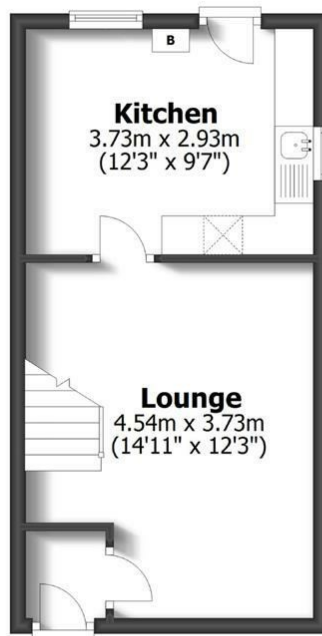
Offers In The Region Of
£185,000

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.



**3 WOODHILL CLOSE
WOMBOURNE**



Ground Floor



First Floor

TOTAL: 57.3sq.m. 617sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

