



30 Wombourne Road, Swindon, Dudley, DY3 4NA

BERRIMAN
EATON

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Wombourne Road is a charming semi-detached property occupying a generous corner position with off road parking, garage and enclosed rear garden. The internal accommodation briefly comprises entrance hall, living room, separate dining room and extended breakfast kitchen to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property benefits from central heating and double glazing.

EPC : TBC
WOMBOURNE OFFICE

LOCATION

Wombourne Road is the main road into the Staffordshire village of Swindon. Swindon is surrounded by lovely, local countryside walks yet is within convenient travelling distance of many commercial centres such as Wombourne, Dudley, Stourbridge and Wolverhampton and a Sainsburys supermarket on the Bridgnorth Road (B4176). The village benefits from a good primary school, church, a variety of local shops and a wide range of sport and leisure facilities including a cricket club. Nearby are rugby, football, tennis, squash and hockey clubs.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL has a composite double glazed door with leaded windows with adjacent leaded windows to the side elevation, there is a cloakroom with louvred double opening doors and hanging rail and staircase rising to the first floor landing and radiator. The LIVING ROOM has a double glazed leaded bay window to the front elevation, double glazed leaded window to the side, gas burner with wooden fireplace, tiled hearth and mantel and radiator. There are double doors into the DINING ROOM with understairs storage cupboard, double glazed leaded patio door, radiator and door into the KITCHEN/DINING ROOM. This is fitted with a range of wall and base units with complementary work surfaces, inset one and a half bowl and drainer with mixer tap, space for the oven with a pull out extractor hood, space for a fridge and plumbing for a washing machine and dishwasher. There are two double glazed leaded windows, UPVC double glazed leaded door, pantry, spotlights and radiator.

The staircase rises to the first floor LANDING which has a loft access, radiator and airing cupboard which houses the wall mounted central heating boiler. The BATHROOM is fitted with a white suite which comprises a bath with shower over and concertina glazed screen, pedestal wash hand basin and mixer tap, low level W/C, part tiling to the walls, heated ladder towel rail and double glazed leaded opaque window to the rear elevation. DOUBLE BEDROOM 1 has a double glazed leaded window to the rear elevation, wardrobe, hanging rail and radiator. DOUBLE BEDROOM 2 has a double glazed leaded window to the front and side elevations, radiator and wardrobe with hanging rail. BEDROOM 3 has a double glazed leaded window to the front elevation and radiator.

OUTSIDE

The property occupies a corner position with lawned and planted areas to the front and side. There is a DRIVEWAY suitable for parking vehicles off road and giving access to the GARAGE. The garage has an elevating door. The REAR has a paved patio area, a small brick built OUTBUILDING, lawned area, gravelled patio with wooden pergola, a well-established selection of plants and shrubs, fencing to the boundary and a side gate giving access to the road.

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

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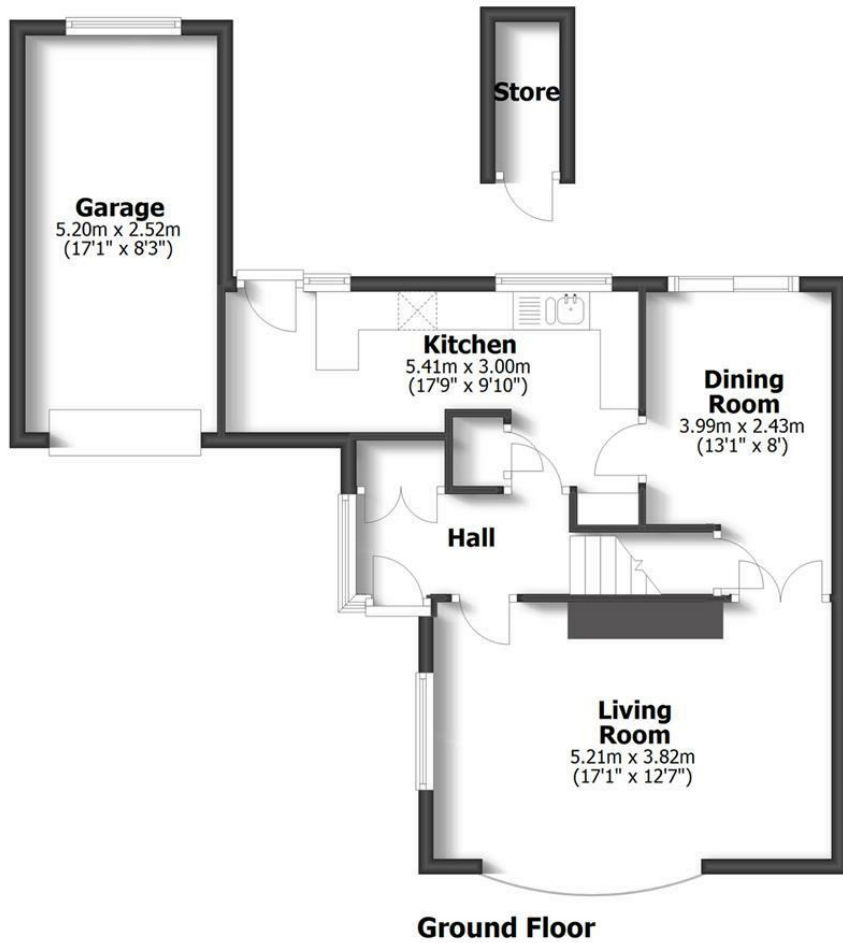
Offers In The Region Of
£315,000

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.



**30 WOMBOURNE ROAD
SWINDON**



HOUSE: 84.2sq.m. 906sq.ft.
 GARAGE & STORE: 14.7sq.m. 158sq.ft.
TOTAL: 98.9sq.m. 1064sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE

