



6 Bratch Hollow, Wombourne, Wolverhampton, WV5 9AE

BERRIMAN  
EATON



# 6 Bratch Hollow, Wombourne, Wolverhampton, WV5 9AE

Bratch Hollow is a detached family home occupying a generous position within this exclusive development, there is ample off road parking, a double garage and a large rear garden. The accommodation comprises porch, entrance hall, living room, separate dining room, fitted breakfast kitchen, separate utility and downstairs cloakroom/WC to the ground floor. To the first floor there is a principal bedroom with en-suite and dressing room, family bathroom, two double bedrooms and a fourth double bedroom with adjoining office/dressing room. There is a workshop with power and lighting in the rear garden which could be used as a hobbies room or home office. The property benefits from central heating and double glazing.

EPC : TO FOLLOW  
WOMBOURNE OFFICE

## LOCATION

Bratch Hollow is a small development on a private road which serves only a handful of modern executive detached family homes which back onto Bratch Park. The property also has excellent access to the Railway Walk and the Canal network for walking enthusiasts and is ideally located for proximity to the Village, benefitting from the shops, facilities and amenities located therein. The property is also very close to bus stops which have buses running to Wolverhampton City Centre every 15 minutes as well as giving access to Dudley, Stourbridge and Merry Hill.

## DESCRIPTION

Bratch Hollow is an executive detached family home occupying a generous position within this exclusive development, there is ample off road parking, a double garage and a large rear garden. The internal accommodation briefly comprises porch, entrance hall, living room, separate dining room, fitted breakfast kitchen, separate utility and downstairs cloakroom/WC to the ground floor. To the first floor there is a principal bedroom with en-suite and dressing room, family bathroom, two double bedrooms and a fourth double bedroom with adjoining office/dressing room. There is a workshop with power and lighting in the rear garden which could be used as a hobbies room or home office. The property benefits from central heating and double glazing.

## ACCOMMODATION

The enclosed PORCH has sliding double glazed patio doors, tiled floor and a wooden door with opaque stained glass panels; and opaque side window; which gives access to the ENTRANCE HALL, this has a staircase rising to the first floor landing and radiator. The LIVING ROOM has a double glazed walk in bay window, double glazed opaque window to the side elevation, inglenook fireplace with coal effect basket gas fire, radiator and wiring for wall lights. Double doors open into the DINING ROOM which has a french door onto the rear garden, radiator and door into the KITCHEN. This 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 appliances including double Neff oven, dishwasher, 4 ring gas hob and extractor. There is a pantry beneath the stairs, tiled floor, radiator and double glazed window to the rear elevation. The UTILITY ROOM has a fitted worksurface with inset single drainer sink unit and mixer tap, space and plumbing for a washing machine and tumble dryer, wall mounted central heated boiler, radiator, wooden glazed stable door and double glazed window to the rear elevation. There is CLOAKROOM which has vanity wash hand basin which incorporates a low level WC, double glazed opaque window to the side elevation, radiator, tiling to the floor and part tiling to the walls. There is also a door to the garage.

The staircase rises to the FIRST FLOOR LANDING which has wooden balustrades, loft access, airing cupboard housing the hot water cylinder and shelving. The PRINCIPAL BEDROOM has a range of fitted bedroom furniture including wardrobes, overhead storage and bedside tables, double glazed window to the front elevation and radiator. There is access into the DRESSING ROOM which also has a range of fitted wardrobes and dressing table with double glazed window to the side elevation and radiator. The EN-SUITE has a walk in shower, pedestal wash hand basin, low level WC, radiator, part tiling to the walls and double glazed opaque window to the front elevation. DOUBLE BEDROOM 2 has two double glazed windows to the rear elevation, fitted wardrobes with overhead storage, shelving and radiator. DOUBLE BEDROOM 3 has a double glazed window to the rear, wardrobes and side shelving and radiator. DOUBLE BEDROOM 4 has a double glazed window to the rear elevation, radiator, wardrobe and door into the OFFICE/DRESSING ROOM, this has a double glazed window to the front elevation and radiator.

## OUTSIDE

The property can be found occupying a corner position with a shaped front lawn and hedging adjacent to a block paved driveway, suitable for parking several vehicles off road and giving access to the DOUBLE GARAGE. This has two electronically operated elevating doors. There is side access to the REAR GARDEN. The rear garden is a particular feature of the property due to its size and private aspect. There is a full width patio with a path leading to a wooden pergola. There is a further seating area next to the DETACHED WORKSHOP, this has power and lighting and can be used for multiple purposes, it has a pitched roof and two rooms internally. The garden "dog legs" to the left-hand side and has hard standing for a greenhouse and shed, there is a large lawn, hedgerow to the boundary and easily maintained planted borders.

TENURE WE UNDERSTAND THAT THE PROPERTY IS FREEHOLD SERVICES We are informed by the Vendors that all main services are installed. COUNCIL TAX BAND E – South Staffordshire DC POSSESSION Vacant possession will be given on completion. VIEWING Please contact the Wombourne office.

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

### Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Offers In The Region Of  
£575,000

EPC:

**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.



## 6 BRATCH HOLLOW WOMBOURNE

HOUSE: 158.4sq.m. 1706sq.ft.  
 GARAGE: 25.5sq.m. 275sq.ft.  
 WORKSHOP: 16.2sq.m. 174sq.ft.  
**TOTAL: 200.1sq.m. 2155sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE





