



62 Woodhill Drive, Wombourne, Wolverhampton, WV5 0DY

BERRIMAN  
EATON

## 62 Woodhill Drive, Wombourne, Wolverhampton, WV5 0DY

This is a detached modern home with driveway, detached garage and enclosed rear garden. It briefly comprises entrance hall, living room and dining kitchen to the ground floor. To the first floor there are three well proportioned bedrooms and a bathroom comprising of a white suite. The property has central heating, double glazing and no upward chain.

EPC: D  
WOMBOURNE OFFICE

### LOCATION

Woodhill Drive is situated on the main road leading through the Estate, at the head of Woodhill Close, which quiet, small cul-de-sac, situated 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

Woodhill Drive is a detached modern home with driveway, detached garage and enclosed rear garden. The internal accommodation briefly comprises entrance hall, living room and dining kitchen to the ground floor. To the first floor there are three well proportioned bedrooms and a bathroom comprising of a white suite. The property has central heating, double glazing and no upward chain.

### ACCOMMODATION

The UPVC double glazed door gives access to the ENTRANCE HALL. The LIVING ROOM has a double glazed window to the front elevation, staircase rising to the first floor landing with wooden balustrades, radiator and door to the KITCHEN DINING ROOM. This is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit and mixer tap, wall mounted central heating boiler, plumbing for washing machine, space for an oven, radiator, two double glazed windows to the rear elevation and a UPVC door with opaque glazed panel giving access to the rear garden.

The staircase rises to the FIRST FLOOR LANDING which has double glazed window to the side elevation, loft access and airing cupboard with shelving. The BATHROOM is fitted with a white suite which comprises bath with shower over and glazed screen, low level WC, pedestal wash hand basin, heated ladder towel rail and double glazed opaque window to the rear elevation. DOUBLE BEDROOM 1 has a double glazed window to the front elevation and radiator. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation and radiator. BEDROOM 3 has a cupboard over the stairs recess, double glazed window to the front elevation and radiator.

### OUTSIDE

The property has a block paved driveway and the GARAGE can be found to the rear of the garden, this has an elevating door and further parking in front on a tarmac driveway. The REAR GARDEN has a paved patio, lawn, planting borders and a fence to the 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 C – South Staffordshire DC  
POSSESSION Vacant possession will be given on completion.  
VIEWING Please contact the Wombourne office.

#### Tettenhall Office

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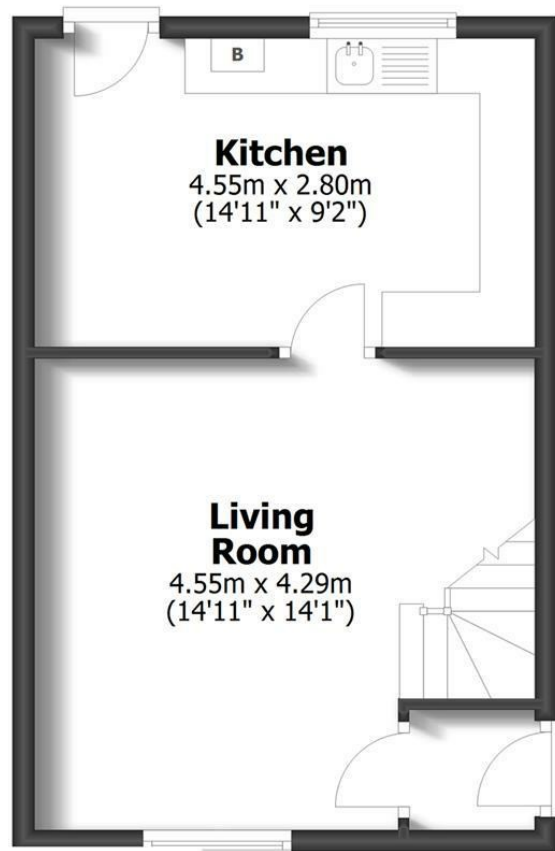
Offers In The Region Of  
£185,000

EPC: D

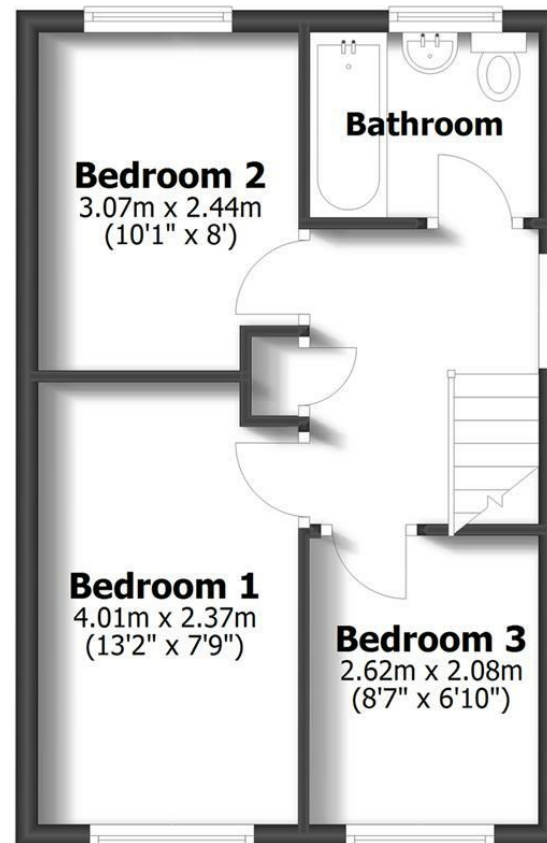
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



## 62 Woodhill Drive Wombourne



**Ground Floor**



**First Floor**

**TOTAL: 65.2sq.m 702sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE

