



6 Millfields Way, Wombourne, Wolverhampton, WV5 8HA

**BERRIMAN**  
**EATON**

# 6 Millfields Way, Wombourne, Wolverhampton, WV5 8HA

Millfields Way is a delightfully well presented detached family home with a large driveway, carport, garage and enclosed rear garden. The internal accommodation briefly comprises cloakroom/wc, living room with dining area, kitchen/dining room and conservatory to the ground floor. To the first floor there is an en-suite to the principal bedroom, three further bedroom and a family bathroom. The property benefits from central heating and double glazing.

EPC: TO BE FOLLOWED  
WOMBOURNE OFFICE

## LOCATION

Millfields Way is situated on the popular Pool House development. There are a wide range of facilities available within Wombourne village itself including a library, doctors and dental surgeries and leisure facilities. There are pleasant walks available along the railway and canal system. Sainsburys Supermarket is also a short walk from the property. There is a choice of Primary Schools within a suitable distance and Wombourne High School is also close by.

## DESCRIPTION

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## ACCOMMODATION

The large ENTRANCE HALWAY is accessed through a uPVC door with opaque leaded inserts and matching side panel. There is a radiator and the staircase rising to the first floor landing with oak balustrades and glass panel inserts. The downstairs CLOAKROOM has a vanity wash hand basin incorporating the low level W.C. There is a double glazed opaque window to the front elevation, tiled splashback, tiled floor and a chrome heated ladder towel rail. The LIVING ROOM has a stone feature fireplace with inset pebble effect electric fire, wall light points, dado rail, coved ceiling and two radiators. There is a double glazed leaded bay window to the front elevation and a double glazed leaded window to the rear. The DINING ROOM has a dado rail, laminate flooring, radiator, coved ceiling and double glazed French doors into the CONSERVATORY which is double glazed and brick construction polycarbonate roof and French doors leading onto the rear garden. The KITCHEN/DINING ROOM has a range of high quality wall and base units with complementary granite work surfaces. Space for a large range style oven with large extractor over. Integrated appliances include dishwasher, fridge, freezer, washing machine and microwave. Tiled floor, wall mounted Worcester Bosch central heating boiler, spotlights and a radiator. There are double glazed leaded windows to the side and rear elevation, there is a double glazed uPVC door with opaque inserts leading to the garden.

The staircase rises to the first floor LANDING having loft access and a double glazed leaded window to the front elevation. The PRINCIPAL BEDROOM has a range of fitted wardrobes with overhead storage and matching bedside tables, radiator and a double glazed leaded window to the front elevation. Storage cupboard housing hot water tank and shelving. The EN-SUITE has a walk-in shower cubicle, vanity wash hand basin with storage beneath, low level W.C., chrome heated ladder towel rail, part tiled walls and double glazed opaque window to the rear elevation. BEDROOM TWO has fitted wardrobes, radiator and a double glazed window to the front elevation. BEDROOM THREE has fitted wardrobes, radiator and a double glazed window to the rear elevation. BEDROOM FOUR has a radiator and double glazed leaded window to the rear elevation. The BATHROOM has a contemporary white suite and comprises bath with shower over and glazed concertina side screen. The vanity wash hand basin incorporates the low level W.C. There is a chrome heated ladder towel rail, part tiled walls, tiling to the floor, wall mounted steam mirror, spotlights and a double glazed opaque window to the rear elevation.

## OUTSIDE

The property occupies a good sized plot with a large garage and carport. There is a tarmac driveway providing off road parking for several vehicles. It is flanked by a foregarden with gravelled well planted borders and lawn area. There is side access to the rear garden with bin store with a wooden louvre door. The GARAGE has an elevating door. The rear garden has a decorative stone path leading to the full width patio area. There is a raised gravelled planted border, lawn area with well planted borders. Decorative water feature, fencing to the boundary and hard standing for a shed.

### TENURE 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)

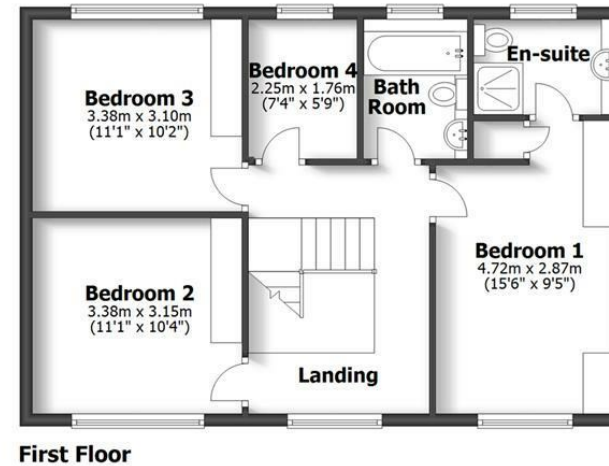
Offers In The Region Of  
£530,000

EPC: E

**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 MILLFIELDS WAY  
WOMBOURNE**



HOUSE: 129.5sq.m. 1394sq.ft.  
 GARAGE: 13.8sq.m. 149sq.ft.  
**TOTAL: 143.3sq.m. 1543sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE

