



16 Blakeley Heath Drive, Wombourne, Wolverhampton, WV5 0HW

BERRIMAN  
EATON

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Blakeley Heath Drive is a semi-detached bungalow with a driveway providing off road parking, enclosed carport, storeroom and a large garden. The internal accommodation briefly comprises entrance hall, two bedrooms, wetroom/wc, living room, extended kitchen and a conservatory. The property has central heating, double glazing and NO UPWARD CHAIN.

EPC: TO BE FOLLOWED  
WOMBOURNE OFFICE

## LOCATION

Blakeley Heath Drive is a small cul-de-sac situated a short distance from Common Road giving easy access to Wombourne Village Centre which provides a wide range of local amenities including shops, doctors and dentists surgeries, and a library. Public transport services are available nearby which provide regular links to Wolverhampton City Centre, Dudley and Stourbridge. There is a convenient pedestrian access to the rear of Blakeley Heath Primary School within walking distance, with Wombourne High School being close by as well.

## DESCRIPTION

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## ACCOMODATION

The accommodation is entered through double metal opening doors into a carport, which has a polycarbonate roof and access to the storeroom, which is concrete construction with single glazed windows. From the car port there is access through a UPVC double glazed door into the rear garden. A further UPVC door give opaque leaded insert and matching side panel gives access into the ENTRANCE HALL which has a loft access and door into the WETROOM. This has an electric shower, low level WC, pedestal wash hand basin, tiled walls, double glazed opaque window to the side elevation and a cupboard housing the wall mounted central heating boiler. The PRINCIPAL BEDROOM has a double glazed window to the front elevation, radiator and a range of bedroom furniture including wardrobes, bedside tables, overhead storage and dressing table. BEDROOM 2 has a double glazed window to the front elevation and radiator.

The LIVING ROOM has a coal effect gas fire and surround, radiator and double glazed sliding patio doors onto the CONSERVATORY. This is double glazed with a polycarbonate roof, ceiling fan, French doors onto the rear garden and tiled floor. The KITCHEN has been extended to provide a dining area, there are three double glazed windows to the rear and side elevations, UPVC double glazed door into the carport, radiator, a range of wall and base units with complementary work surfaces, inset one and half sink and drainer with mixer tap, integrated oven, plumbing for washing machine, 4 ring hob, extractor and tiled floor.

## OUTSIDE

There is a gravelled foregarden with a tarmac driveway suitable for off road parking and giving access to the carport. The REAR GARDEN is a generous size and has a block paved patio, gravelled area and lawn with established planting borders, enclosed fence to the boundary with a pedestrian gate giving access to Common Road.

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

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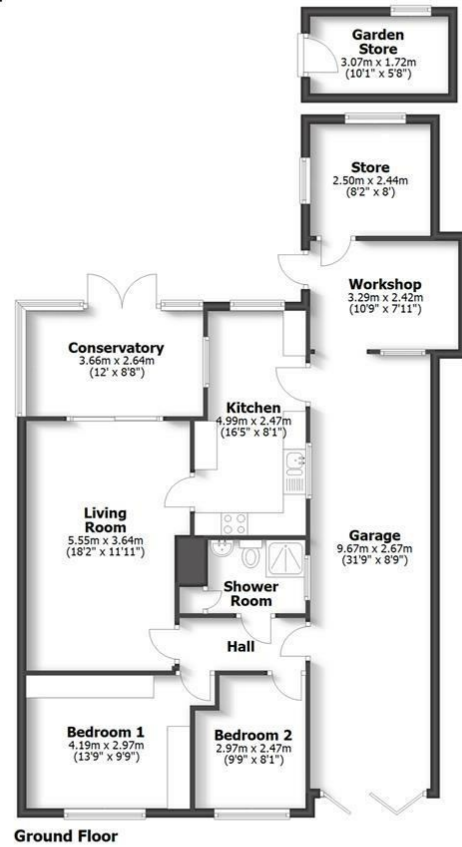
Offers In The Region Of  
£285,000

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.



**16 BLAKELEY HEATH DRIVE  
WOMBOURNE**



BUNGALOW: 68.9sq.m. 742sq.ft.  
 GARAGE/WORKSHOP/STORES: 45.7sq.m. 491sq.ft.  
**TOTAL: 114.6sq.m. 1233sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE

