



3 High Meadows, Wombourne, Wolverhampton, WV5 0JT

BERRIMAN
EATON

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This elegantly presented Georgian style family home occupies a corner position within a private drive, just off Greenhill, benefits from a tarmac driveway together with a double detached garage and a large rear garden with elevated views across the Village. The internal accommodation has been considerably improved upon by the current owner and is tastefully presented with a high quality kitchen. It briefly comprises entrance hall, living room, dining room, extended kitchen/dining and family room with separate utility and downstairs WC to the ground floor. To the first floor there are four double bedrooms, en-suite to the principal bedroom and family bathroom. The property benefits from central heating and double glazing.

EPC TO FOLLOW
WOMBOURNE OFFICE

LOCATION

High Meadows is an exclusive private road of just five detached homes located off Greenhill. Within a short walk is Wombourne Village Centre that provides a wide variety of local amenities including shopping, eateries, a bank, library and doctors and dentists surgeries. There is a selection of reputable schools for all ages along with a well equipped Leisure Centre. The property also has excellent access to the picturesque Wombrook Walk which can also access the Railway line and Canal systems which is perfect for the avid walker.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL has a composite door, staircase rising to the first floor landing with wooden balustrades, Karndean flooring, radiator and door into the CLOAKROOM, this also has Karndean flooring, has a low level WC, wash hand basin with mixer tap and tiled splashback. The LIVING ROOM has a double glazed leaded bay window to the front elevation, double glazed French door to the rear garden, gas fire and marble fireplace, dado rail and radiator. The DINING ROOM has a double glazed leaded bay window to the front elevation, double glazed window to the side and radiator. The KITCHEN area is fitted with a range of high quality wall and base units with complementary granite work surfaces and a central island which has a one and half bowl and drainer with a Quooker tap, integrated dishwasher and fridge, space for a Range style oven, spotlights and tiled floor. The DINING & FAMILY AREA has double glazed windows to the rear and side elevations, tiled floor, polycarbonate roof and double doors onto the rear garden. There are further double doors giving access around to the front of the property. The UTILITY has a further range of complementary storage cupboards with fitted worksurfaces with inset single drainer sink unit and mixer tap, double glazed window to the rear elevation, plumbing for the washing machine, space for the tumble dryer, integrated freezer and wall mounted central heating boiler.

The staircase rises to the FIRST FLOOR LANDING which has wooden balustrades, loft access, double glazed leaded window to the front elevation and airing cupboard which has shelving and radiator. The BATHROOM is fitted with a white suite which comprises a corner bath with shower and screen over, pedestal wash hand basin, low level WC, heated ladder towel rail, double glazed opaque window to the rear elevation, spotlights and tiling to the floor and walls. The PRINCIPAL BEDROOM has double glazed leaded windows to the front elevation, fitted bedroom furniture including wardrobes and bedside tables; radiator and door into the EN-SUITE which has a walk in cubicle with multi headed shower, vanity wash hand basin with mixer tap, low level WC, heated ladder towel rail, tiling to the floor and walls, spotlights and double glazed opaque window to the side elevation. DOUBLE BEDROOM 2 has a double glazed leaded window to the front elevation, fitted wardrobes and radiator. DOUBLE BEDROOM 3 has a double glazed window to the rear elevation, fitted wardrobes, dressing table and radiator. DOUBLE BEDROOM 4 has double glazed window to the rear elevation and radiator.

OUTSIDE

The property occupies a private position at the head of the cul de sac and benefits from a tarmac drive which gives access to the DETACHED DOUBLE GARAGE, this has an elevating electronically operated door and pedestrian access around to a bin store at the rear. There are steps leading to the entrance which has a colonial style open porch and is landscaped with established planted border and gated access to the side. The REAR GARDEN has been extensively landscaped and benefits from a paved patio, with steps leading to a further patio and leads to a large lawned area with well planted borders, fencing to the boundary and an enviable view.

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 G – South Staffordshire DC
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Wombourne office.

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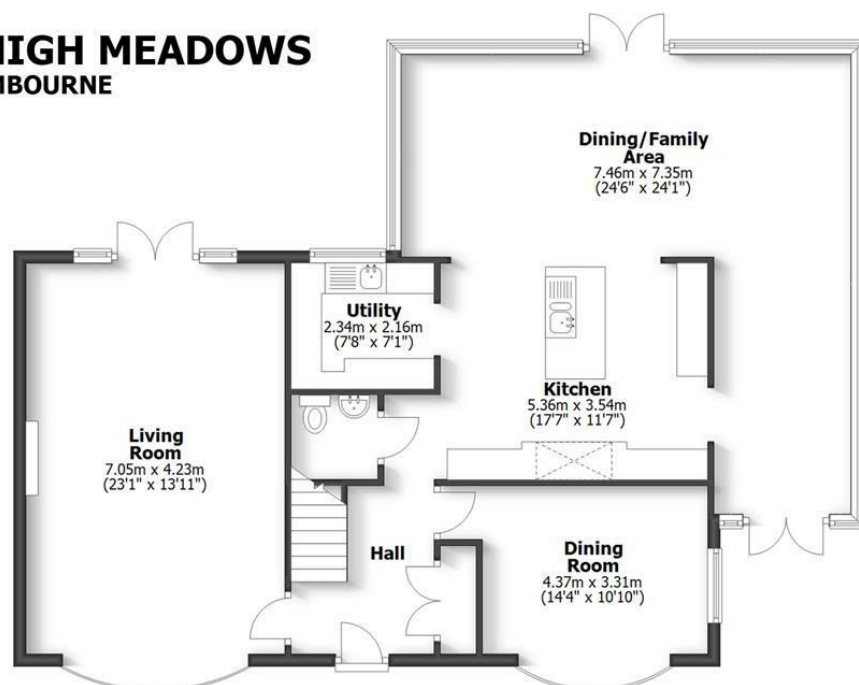
Offers In The Region Of
£775,000

EPC: D

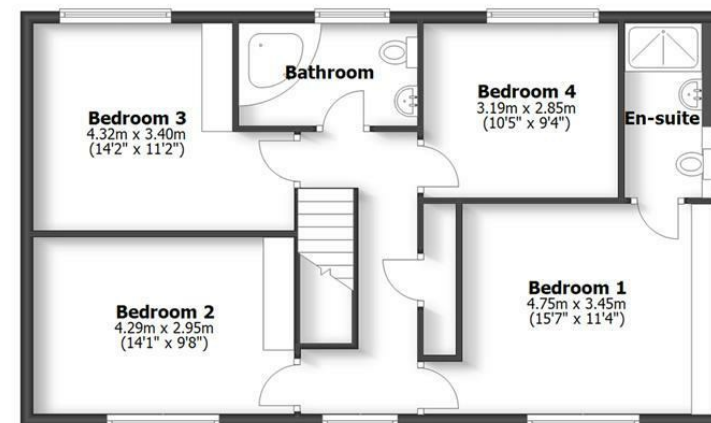
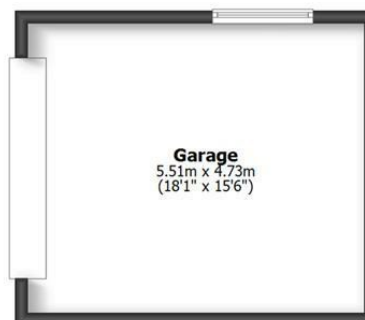
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



3 HIGH MEADOWS WOMBOURNE



Ground Floor



First Floor

HOUSE: 177.6sq.m. 1911sq.ft.
GARAGE: 26sq.m. 280sq.ft.
TOTAL: 203.6sq.m. 2191sq.ft.

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

