



3 Bossgate Close, Wombourne, WV5 0NJ

BERRIMAN
EATON

3 Bossgate Close, Wombourne, WV5 0NJ

This is an end of terraced property occupying a corner position within this small cul de sac. It has off road parking, a garage and a generous rear garden with a private aspect. The internal accommodation briefly comprises porch, entrance hall, dining kitchen, living room and rear lean-to to the ground floor. To the first floor there are two double bedrooms and a shower room with separate WC. The property benefits from majority double glazing and no upward chain.

EPC : D
WOMBOURNE OFFICE

LOCATION

Bossgate Close is just off Dickinson Road and is located on the outskirts of Wombourne village off Sytch Lane and close to Blakeley Heath School and shopping area. The property is approximately a mile from Wombourne village centre which provides a wide variety of shops, there are doctors, dentists and transport links and there is a supermarket located on Bridgnorth Road. There are regular bus services affording convenient access to the more extensive amenities afforded by Wolverhampton City Centre, Dudley and Stourbridge and the area is well served by schooling for all age groups.

DESCRIPTION

This is an end of terraced property occupying a corner position within this small cul de sac. It has off road parking, a garage and a generous rear garden with a private aspect. The internal accommodation briefly comprises porch, entrance hall, dining kitchen, living room and rear lean-to to the ground floor. To the first floor there are two double bedrooms and a shower room with separate WC. The property benefits from majority double glazing and no upward chain.

ACCOMMODATION

The PORCH has a UPVC double glazed door with opaque side window, tiling to the floor and access into the HALL through a wooden door with single glazed opaque panels. The staircase rising to the first floor landing and gives access into the LIVING ROOM, this has double glazed leaded bay window to the front elevation, double glazed sliding patio door to the rear garden, a gas fire inset a brick fireplace with shelving incorporated and an understairs storage cupboard. The DINING KITCHEN has double glazed window to the front elevation, part panelled walls, wall mounted heated and a range of wall and base units with inset one and a half bowl and drainer with mixer tap, there is space for an oven and fridge freezer, part tiling to the walls, double glazed leaded window to the rear elevation and a wooden door into the LEAN TO. This is single glazed construction with a sliding door to the garden.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed window to the rear elevation, airing cupboard with wall mounted water heater. DOUBLE BEDROOM 1 has a double glazed leaded window to the front elevation. DOUBLE BEDROOM 2 also has a double glazed leaded window to the front elevation. The SHOWER ROOM has a walk in cubicle with electric shower, vanity wash hand basin and mixer tap, double glazed opaque window to the rear elevation and part tiling to the walls. There is a separate WC which also has a double glazed opaque window to the rear elevation.

OUTSIDE

To the front of the property there is a block paved driveway and a side gated access to the rear garden. The GARAGE has an elevating door, plumbing and space for a washing machine and tumble dryer and a single glazed window to the rear elevation and a wooden door to the garden. The REAR GARDEN is a particular feature due to its size, it has hardstanding for a shed, well planted and established borders, paved patio area, generous lawn and fencing to the boundary.

TENURE WE ARE ADVISED THAT THE PROPERTY IS FREEHOLD SERVICES We are informed by the Vendors that all main electric and drainage are installed. COUNCIL TAX BAND B – 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

Offers In The Region Of
£215,000

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 BOSSGATE CLOSE
WOMBOURNE**

HOUSE: 73.3sq.m. 789sq.ft.
 GARAGE: 14sq.m. 151sq.ft.
TOTAL: 87.3sq.m. 940sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



