



6 Woodhill Close, WV5 0ET

**BERRIMAN**  
**EATON**

## 6 Woodhill Close, WV5 0ET

This is a two bedroom semi-detached property which has off road parking and an 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 two bedrooms and a bathroom. The property benefits from central heating and double glazing. The property was previously tenanted so may be appealing to a prospective landlord.

EPC : D  
WOMBOURNE OFFICE

### LOCATION

Woodhill Close is a quiet, small cul-de-sac 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

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### ACCOMMODATION

The ENTRANCE HALL has a composite door and gives access to the LIVING ROOM, this has double glazed window to the front elevation, radiator and staircase which rises to the first floor landing with wooden balustrades. And door into the KITCHEN. This is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit with mixer tap, space for appliances including oven, plumbing for washing machine and dishwasher, double glazed window to the rear and side, UPVC door to the rear garden and tiled splashback.

The staircase rises to the FIRST FLOOR LANDING which has a loft access. The BATHROOM which is fitted with a white suite which comprises bath with electric shower over, vanity wash hand basin and mixer tap, low level WC, fitted shelving, part tiling to the walls, double glazed opaque window and heated ladder towel rail. DOUBLE BEDROOM 1 has two double glazed windows to the front elevation, radiator and storage over the stairs recess. DOUBLE BEDROOM 2 has double glazed window to the rear elevation and radiator.

### OUTSIDE

To the front of the property there is a gravelled driveway and further tarmac area giving access to the side gate which leads into the REAR GARDEN, this has been landscaped and has a full width patio area, steps leading to an astro turf lawn, path to the shed and enclosed fencing 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 B – South Staffordshire DC  
POSSESSION Vacant possession will be given on completion.  
VIEWING Please contact the Wombourne office.

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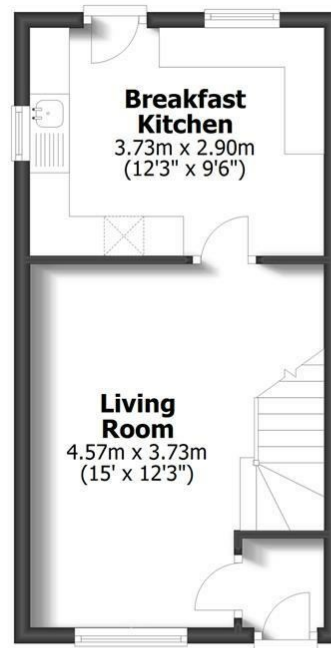
Offers In The Region Of  
£170,000

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.



**6 WOODHILL CLOSE  
WOMBOURNE**



**Ground Floor**



**First Floor**

**TOTAL: 57.3sq.m. 616sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE

