



10 Van Diemens Road, Wombourne, WV5 0BQ

**BERRIMAN**  
**EATON**

# 10 Van Diemans Road, Wombourne, WV5 0BQ

This is a semi-detached property which has the benefit of off road parking and a good sized rear garden. The internal accommodation briefly comprises entrance hall, dining kitchen and living room to the ground floor. To the first floor there are three bedrooms, family bathroom and separate WC. The property benefits from central heating, double glazing and no upward chain.

EPC: D  
WOMBOURNE OFFICE

## LOCATION

Van Diemans Road is a popular road located just off Brickbridge Lane and is within walking distance of the shops which includes a chemist, post office and butchers. There is a regular bus route into Wolverhampton and Stourbridge and is also close to several Primary Schools, most notably Blakeley Heath, with Wombourne High School also near. The wealth of facilities within the Village itself is easy to get to, as well as Sainsburys. For the keen walker the railway walk, Wombrook Walk and the Himley Plantation are also very near.

## DESCRIPTION

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## ACCOMODATION

The ENTRANCE HALL has a staircase rising to the first floor landing and a UPVC door with leaded opaque stained glass insert. The LIVING ROOM has a double glazed leaded window to the front elevation, double glazed leaded patio to the rear, radiator and a gas fire inset a brick surround which incorporates a tv stand and shelving. The KITCHEN/DINER is fitted with a range of wall and base units with complementary worksurfaces, inset single drainer sink unit and mixer tap, a range of integrated appliances including integrated oven, gas hob, extractor, fridge, freezer, and washing machine. There are double glazed leaded windows to the front and rear elevations, understairs storage cupboard and UPVC double glazed door to the rear garden.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed leaded window to the rear elevation, radiator, airing cupboard housing the hot water cylinder and loft access. DOUBLE BEDROOM 1 has double glazed leaded window to the front elevation and radiator. DOUBLE BEDROOM 2 double glazed leaded window to the front elevation, cupboard with recess over the stairs and radiator. BEDROOM 3 has a double glazed leaded window to the rear elevation, single wardrobe with double louvre doors and radiator. The BATHROOM is fitted with a white suite which comprises bath with shower over, wash hand basin, radiator and double glazed window to the rear elevation. There is a separate WC which also has a double glazed window to the side elevation.

## OUTSIDE

To the front of the property there is a gravel driveway with side gated access to the REAR GARDEN which has a full width paved patio area, large lawn with steps leading to the rear patio area, hardstanding for a shed and enclosed with a fenced 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.

PRICE OFFERS AROUND £210,000

### 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)

£210,000

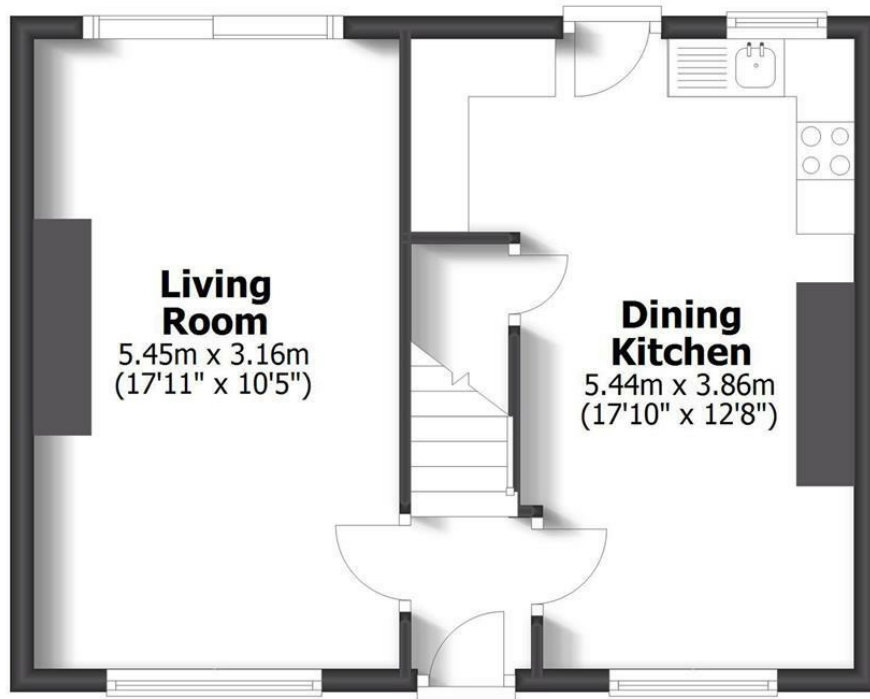
EPC: D

**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.

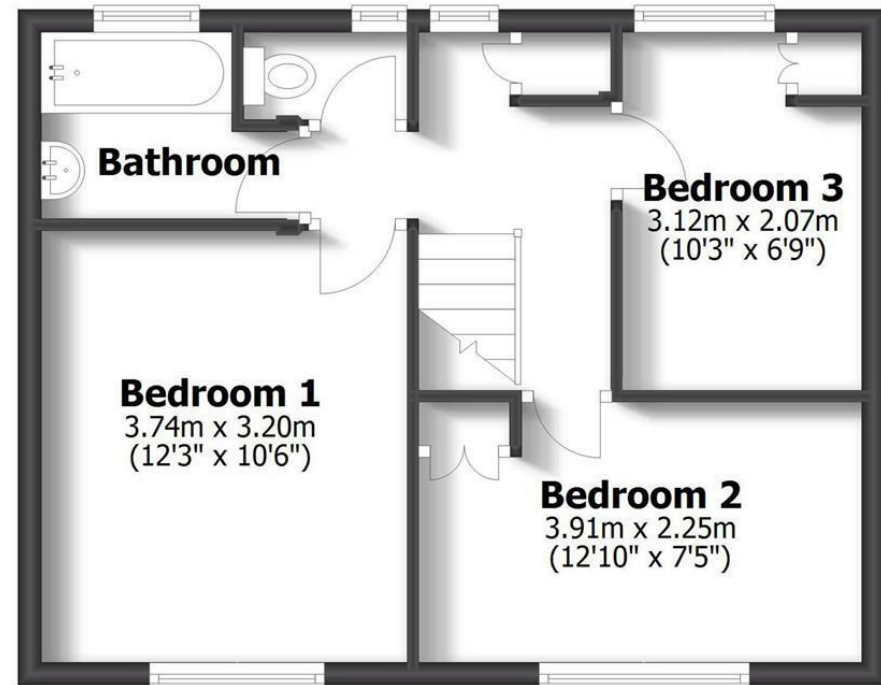


**10 VAN DIEMANS ROAD  
WOMBOURNE**

**TOTAL: 77.6sq.m. 835sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



**Ground Floor**



**First Floor**

