



3 Longford Close, Wombourne, Wolverhampton, WV5 8HN

**BERRIMAN**  
**EATON**

## 3 Longford Close, Wombourne, Wolverhampton, WV5 8HN

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

EPC : D  
WOMBOURNE OFFICE

### LOCATION

Longford Close is situated on Poolhouse Farm Estate. Poolhouse Farm has convenient access to the Bridgnorth Road which gives easy accessibility to the major transport links into Wolverhampton, Dudley and Stourbridge. There are bus stops close by on Giggetty Lane and Planks Lane, as well as Common Road. There are plenty of shops and facilities in the Village but Sainsburys is also very close by. For the keen walker, the picturesque Wombrook is very near, with walks towards Smestow, and excellent access onto the Canal and Railway Walk.

### DESCRIPTION

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### ACCOMMODATION

The staircase rises to the FIRST FLOOR LANDING which has a double glazed opaque window to the side elevation, loft access and airing cupboard. DOUBLE BEDROOM 1 has a double glazed window to the front elevation, radiator and fitted wardrobes. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation, radiator and fitted wardrobe. BEDROOM 3 has double glazed window to the front elevation and radiator. The BATHROOM is fitted with a coloured suite which comprises bath with shower over, low level W/C, pedestal wash hand basin, radiator, part tiling to the walls, double glazed opaque window to the rear elevation and part tiling to the walls.

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### OUTSIDE

To the front of the property there is a lawned area with gravelled border, a tarmac driveway providing off road parking and access to the car port. The GARAGE has an elevating door and a single glazed window to the rear. A side gate gives access into the REAR GARDEN which has a slabbed patio, lawned area with decorative paviours and 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 C – 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

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#### Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

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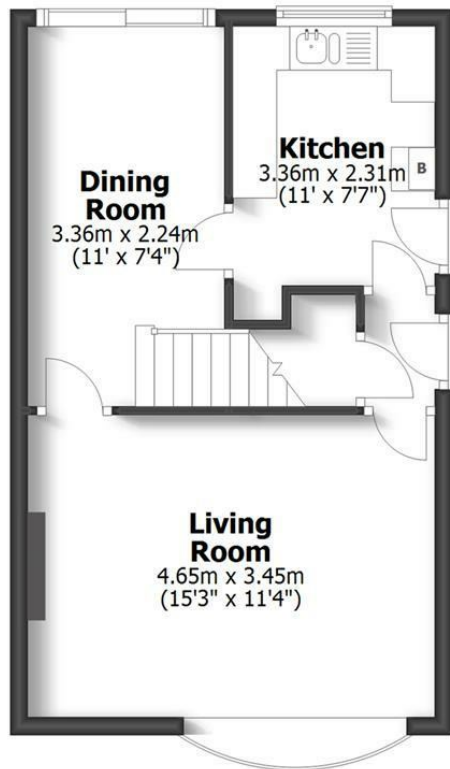
EPC: D

**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.

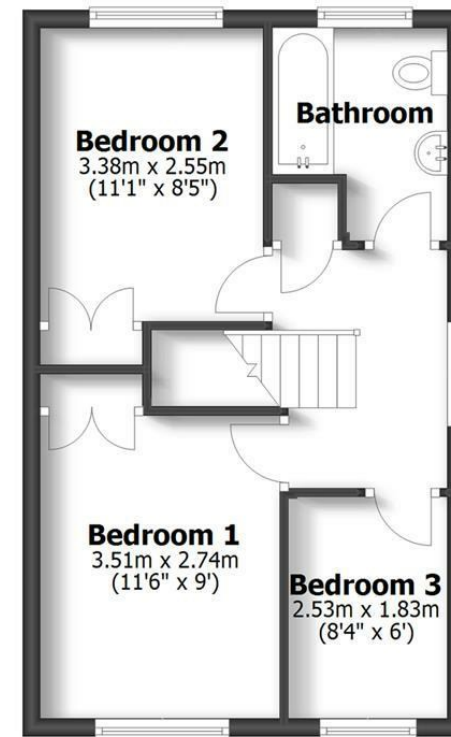
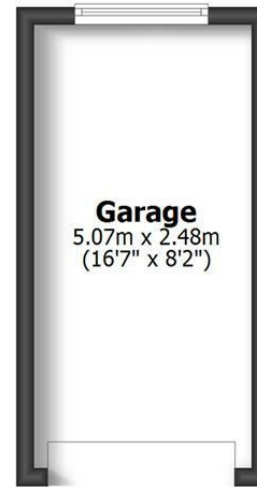


**3 LONGFORD CLOSE  
WOMBOURNE**

HOUSE: 72.9sq.m. 785sq.ft.  
 GARAGE: 12.6sq.m. 135sq.ft.  
**TOTAL: 85.5sq.m. 920sq.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**

