



37 The Longlands, Wombourne, Wolverhampton, WV5 0HQ

BERRIMAN
EATON

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The Longlands is a semi-detached family home with a very generous driveway providing ample parking for multiple vehicles and an enclosed rear garden. The property benefits from central heating and double glazing.
(WOMBOURNE OFFICE) EPC: C

LOCATION

The Longlands is a cul-de-sac off Common Road which is within easy distance of the centre of the village of Wombourne which provides a wide array of amenities including banks, shops, library, dentists and doctors surgeries. There are schools catering for all age groups together with leisure facilities. Within the village green there is a cricket, tennis and bowls club. Bus services provide access to towns and villages further afield with their wider range of facilities. The Railway Walk is a delightful place for dog walkers and nature enthusiasts alike and also gives access to the scenic views of the Wom Brook and Canal structure.

DESCRIPTION

The Longlands is a semi-detached family home with a very generous driveway providing ample parking for multiple vehicles and an enclosed rear garden. The internal accommodation briefly comprises porch, large entrance hall, breakfast kitchen, open plan living and dining room to the ground floor. To the first floor there are three double bedrooms and a family bathroom. The property benefits from central heating and double glazing.

ACCOMMODATION

An enclosed ENTRANCE PORCH with a double glazed leaded door and double glazed side leaded windows, tiling to the floor and leading into the ENTRANCE HALL via a composite door with leaded opaque inserts. The staircase rises to the first floor landing, radiator and a foyer area having double glazed leaded window to the front elevation and built-in storage with louvre doors. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset 1½ bowl sink unit with stainless steel mixer tap, integrated double oven, 4 ring gas hob and fitted stainless steel extractor over, space and plumbing for washing machine, space for fridge, wall and floor tiling, coved ceiling, spotlights, radiator, understairs storage cupboard and double glazed window to the rear elevation. INNER LOBBY having double glazed door with opaque inserts to the rear garden and a double glazed window to the rear elevation and access into the dining area. The DINING AREA has French doors leading onto the rear garden and a double glazed window to the side elevation. The LOUNGE has a wooden feature fire surround with inset coal effect gas fire and marble hearth, radiator, coved ceiling and double glazed leaded window to the front elevation.

The staircase rises to the first floor LANDING having double glazed window to the rear elevation. BEDROOM ONE has a walk-in wardrobe with rails and shelving over the stairs recess, radiator, loft access and a double glazed leaded window to the front elevation. BEDROOM TWO has a radiator and a double glazed leaded window to the front elevation. BEDROOM THREE has a radiator and double glazed window to the rear elevation. The BATHROOM is fitted with a contemporary white suite comprising panelled bath with shower attachment over and glazed side screen, wash hand basin with vanity unit beneath,, low level W.C., chrome heated ladder towel rail, wall and floor tiling and double glazed opaque window to the rear elevation.

OUTSIDE

The property is approached over a tarmac driveway affording off street parking for several vehicles and a decorative gravel border, fencing to the side and gated access to the REAR GARDEN which has a full width paved patio area, extensive lawn, planted borders and fencing to the boundary.

TENURE

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.

Tettenhall Office

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Offers Around
£270,000

EPC: C

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.



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TOTAL: 90.3sq.m. 972sq.ft.

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



