



26 Kirkstone Crescent, Wombourne, Wolverhampton, WV5 8EH

**BERRIMAN**  
**EATON**

# 26 Kirkstone Crescent, Wombourne, Wolverhampton, WV5 8EH

This is an extensively refurbished semi-detached family home, finished to a very high standard, with a good sized driveway providing ample off road parking and a south facing, tiered garden overlooking to beautiful Wombrook. The internal accommodation briefly has been reconfigured and comprises entrance hall, dining kitchen, utility, living room, office and bathroom. To the first floor there are two double bedrooms and a shower room. The property benefits from central heating and double glazing.

EPC : D  
WOMBOURNE OFFICE

## LOCATION

Kirkstone Crescent is conveniently situated for Wombourne village centre and local shops in Planks Lane. For anyone enjoying walks there is easy access to the canal system and the railway walk. Bus services are available along Planks Lane providing access into Wombourne village where there are a range of amenities including banks, a library, doctors surgery and grocery shops. There are several Primary Schools within convenient travelling distance with Westfield being the closest and Wombourne High School is also very near.

## DESCRIPTION

This is an extensively refurbished semi-detached family home, finished to a very high standard, with a good sized driveway providing ample off road parking and a south facing, tiered garden overlooking to beautiful Wombrook. The internal accommodation briefly has been reconfigured and comprises entrance hall, dining kitchen, utility, living room, office and bathroom. To the first floor there are two double bedrooms and a shower room. The property benefits from central heating and double glazing.

## ACCOMMODATION

The accommodation is accessed through a composite door leading into the KITCHEN/BREAKFAST ROOM, which is fitted with a range of high quality wall and base units with complementary work surfaces, inset single drainer sink unit with mixer tap and a range of integrated appliances including microwave, dishwasher, fridge, freezer, Hotpoint Induction hob and single oven. There is downlights beneath the units and uplights on the walls, tiled floor and vertical radiator, with two double glazed skylights. Double glazed French doors open onto the garden. The UTILITY is fitted storage cupboard, worksurfaces with inset double drainer sink and mixer tap, plumbing for washing machine and space for tumble dryer, double opaque window to the front elevation and tiled floor. The former ENTRANCE HALL has a tiled floor, radiator, staircase rising to the first floor landing and understairs storage cupboard. The LIVING ROOM has a double glazed bay window to the front elevation, radiator, coal effect gas fire and marble surround. The OFFICE has a double glazed window to the rear elevation and vertical radiator. The BATHROOM is fitted with a white suite which comprises bath with shower over and glazed screen, pedestal wash hand basin and mixer tap, low level WC, double glazed opaque window to the rear elevation, tiling to the floor and walls and heated ladder towel rail.

The staircase rises to the FIRST FLOOR LANDING which has a loft access and access to DOUBLE BEDROOM 1. This has a double glazed window to the front elevation and vertical radiator. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation, radiator and storage cupboard. The SHOWER ROOM has a walk in cubicle, low level WC, pedestal wash hand basin with mixer tap, spotlights and tiled walls.

## OUTSIDE

To the front of the property there is a generous block paved driveway providing OFF ROAD PARKING for several vehicles. The REAR GARDEN is a particular feature of the property as it is south facing and backs onto the Wombrook. The house enjoys an elevated and private position, which does mean that the garden is arranged over several levels with a decked patio at the top and steps down to several further tiers, it is enclosed by fencing and has hardstanding at the bottom for a shed.

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.

### Tettenhall Office

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### Bridgnorth Office

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**£279,950**

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.



**26 Kirkstone Cresent**  
Wombourne



**Ground Floor**



**First Floor**

**TOTAL: 72.9sq.m. 785sq.ft.**

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

