



4 Strathmore Crescent, Wombourne, Wolverhampton, WV5 9BG

BERRIMAN  
EATON

## 4 Strathmore Crescent, Wombourne, Wolverhampton, WV5 9BG

This is a detached family home which is tastefully decorated and has a tarmac driveway with off road parking for 2 vehicles plus a garage and enclosed rear garden located at the head of this popular road. The internal accommodation briefly comprises entrance porch, hallway, downstairs cloakroom, living room, separate dining room, fitted kitchen and utility room to the ground floor. To the first floor there are four double bedrooms and a large family bathroom. The property benefits from central heating, double glazing and no upward chain.

EPC : TO FOLLOW  
WOMBOURNE OFFICE

### LOCATION

Strathmore Crescent is situated off Orton Lane bordering open farmland within a highly sought after location on the fringe of Wombourne yet having easy access to the amenities within the village itself including shops, library, eateries, leisure centre and doctors and dental surgeries. The area is well established with schooling for all age groups and public transport to Wolverhampton, Stourbridge and the Merry Hill Centre. Furthermore, it is within easy walking distance of the Bratch Locks and Kingswinford Railway Walk.

### DESCRIPTION

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### ACCOMMODATION

The PORCH has double glazed sliding patio doors and tiled floor. The ENTRANCE HALL is accessed through a UPVC door with opaque inserts and an opaque side panel, radiator, there is a staircase rising to the first floor landing with wooden balustrades and generous storage beneath. The CLOAKROOM has fitted vanity units featuring a wash hand basin with mixer tap and back to wall WC, tiled splashback and double glazed opaque window to the side elevation. The LIVING ROOM has a double glazed window to the front elevation, radiator and coal effect gas fire with marble and stone surround. The DINING ROOM has wiring for the wall lights, double glazed sliding patio doors and radiator. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset one and a half bowl and drainer with mixer tap, integrated appliances including Bosch dishwasher, Bosch fridge and freezer. There is also a 110 cm Rangemaster 5 burner range style oven with matching splashback and extractor, tiled splashback, tiled floor and double glazed window to the rear elevation. The UTILITY has fitted base units with work surface and inset single drainer sink unit and mixer tap, there is plumbing and space for a washing machine, tiled floor, tiled splashback, double glazed window to the side elevation, door to the garage and UPVC door with opaque insert to the side elevation. The GARAGE has an elevating door and double glazed opaque window to the side elevation.

The staircase rises to the FIRST FLOOR LANDING and has wooden balustrades, double glazed opaque window to the side elevation, loft access and airing cupboard which houses the wall mounted Worcester central heating combi boiler. The BATHROOM benefits from a traditional Heritage white suite which comprises a large 12 jet jacuzzi bath, corner curved 900 mm quadrant shower cubicle, low level WC, pedestal wash hand basin, headed towel rail, double glazed opaque window to the front elevation, tiling to the walls and spotlights. DOUBLE BEDROOM 1 has a double glazed window to the front elevation and radiator. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation and radiator and a fitted wardrobe with inset shelving. DOUBLE BEDROOM 3 has a double glazed window to the rear elevation, fitted wardrobe with inset shelving and a radiator. DOUBLE BEDROOM is currently being used as an office and has a range of full fitted office furniture including worktop, shelving and drawers, double glazed window to the rear elevation and radiator.

### OUTSIDE

To the front of the property there is a tarmac driveway affording off road parking for 2 vehicles and giving access to the garage, there is a lawned front garden, planted border and side gated access to the rear garden. The REAR GARDEN has a paved side patio, paved path, lawned area, established shrubs and borders.

TENURE WE UNDERSTAND THAT THE PROPERTY IS FREEHOLD.

SERVICES We are informed by the Vendors that all main services are installed.

COUNCIL TAX BAND E – 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

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#### Wombourne Office

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#### Lettings Office

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#### Worcestershire Office

01562 546969

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

Offers In The Region Of  
£470,000

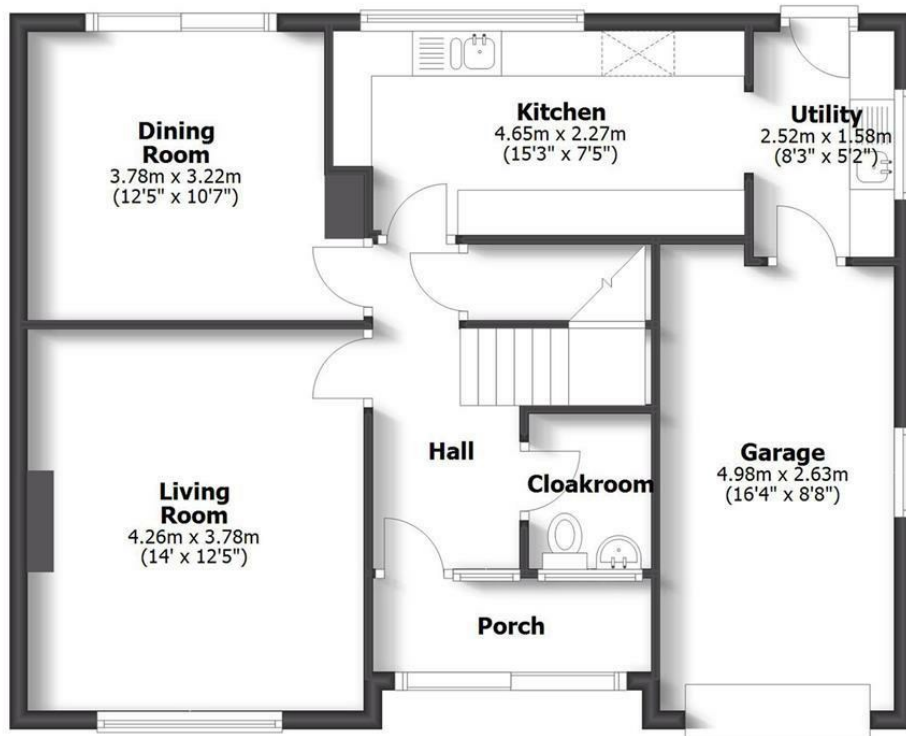
EPC:

**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.

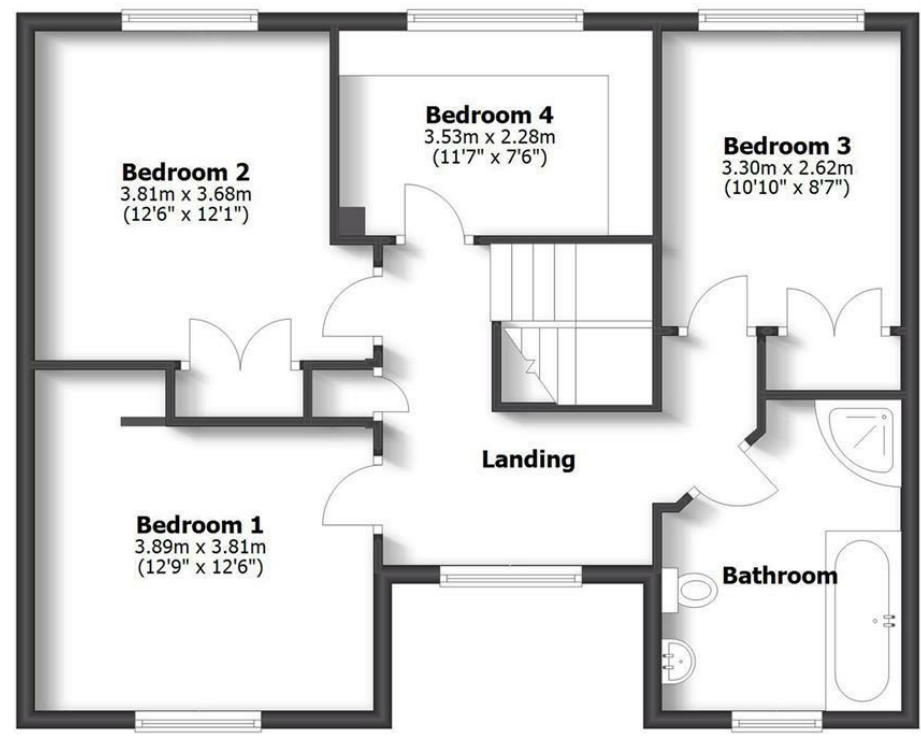


**4 STRATHMORE CRESENT  
WOMBOURNE**

HOUSE: 127.1sq.m. 1368sq.ft.  
 GARAGE: 13.4sq.m. 144sq.ft.  
**TOTAL: 140.5sq.m. 1512sq.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**

