



1 Bramblewood, Wombourne, Wolverhampton, WV5 9JH

BERRIMAN
EATON

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This detached family home occupies a corner position within this exclusive cul de sac, with excellent access to Westfield and the Railway line. It has a driveway suitable, double garage and an enclosed private rear garden. The internal accommodation comprises porch, entrance hall, downstairs cloakroom/wc, living room, utility, open plan kitchen separate dining room and conservatory to the ground floor. To the first floor there are four bedrooms, en-suite to the principal and a family bathroom. The property benefits from central heating and double glazing.

EPC : C
WOMBOURNE OFFICE

LOCATION

Bramblewood is a small cul de sac situated just off Ounsdale Road which is within walking distance of the Village Centre. There is also excellent access to Westfield Community Primary School and Wombourne High School. There is an access to the Railway Walk which enables stunning walks and has connections to the Canal system, perfect for dog walkers and outdoor enthusiasts. Within the Village there are various shops and amenities as well as doctors, dentists and a library. There are regular bus routes going through the Village to Wolverhampton, Dudley, Stourbridge and Merry Hill Shopping Centre.

DESCRIPTION

This detached family home occupies a corner position within this exclusive cul de sac with a driveway suitable for parking several vehicles off road, a double garage and an enclosed private rear garden. The internal accommodation briefly comprises porch, entrance hall, downstairs cloakroom/wc, living room, utility, open plan kitchen separate dining room and conservatory to the ground floor. To the first floor there are four bedrooms, en-suite to the principal and a family bathroom. The property benefits from central heating and double glazing.

ACCOMMODATION

The enclosed PORCH has a UPVC door and double glazed leaded windows to the front and side elevations. The ENTRANCE HALL is accessed through a solid wood door with double glazed leaded opaque window to the front elevation, staircase rising to the first floor landing, radiator and door into the CLOAKROOM. This has a double glazed leaded opaque window to the front elevation, vanity wash hand basin with mixer tap, incorporating the low level WC, radiator and tiled splashback. The UTILITY is fitted with wall and base units with fitted work surface with inset single drainer sink unit and mixer tap, wall mounted central heated boiler, space and plumbing for washing machine and tumble dryer, radiator and double glazed opaque window to the side elevation. The KITCHEN has an understairs storage cupboard and is fitted with a range of wall and base units with complementary work surfaces with inset one and a half sink and drainer with mixer tap, fitted breakfast bar, space for appliances including a Range style oven with fitted extractor, dishwasher and fridge freezer. There is a double glazed door to the garden and double glazed windows to the side and rear, radiator and door into the DINING ROOM with radiator and double doors into the LIVING ROOM. This has a double glazed leaded window to the front elevation, radiator, wiring for wall lights and electric fire inset a marble fireplace. The CONSERVATORY is brick and double glazed construction with French doors onto the garden, polycarbonate roof and ceiling fan.

The staircase rises to the FIRST FLOOR LANDING which has loft access. The PRINCIPAL BEDROOM has a range of fitted bedroom furniture including wardrobes, overhead storage and bedside tables, double glazed leaded window to the front elevation, radiator and door into the EN-SUITE SHOWER ROOM, this has a walk in shower with multi heads, vanity wash hand basin and mixer tap, low level WC, heated ladder towel rail and double glazed opaque leaded window to the front elevation. DOUBLE BEDROOM 2 has a double glazed leaded window to the front elevation, radiator, fitted wardrobes with overhead storage and bedside table. DOUBLE BEDROOM 3 has double glazed window to the rear elevation, radiator and fitted wardrobes with overhead storage bedside table and fitted storage cupboard. BEDROOM 4 has a double glazed window to the rear elevation and radiator. The FAMILY BATHROOM is fitted with a white suite which comprises bath with electric shower over, vanity wash hand basin with mixer tap and incorporating the low level WC, heated ladder towel rail and double glazed opaque window to the rear elevation.

OUTSIDE

The property occupies a corner position with a gravelled foregarden, fencing to the boundary, side gated access to the rear, tarmac driveway providing off road parking and a DOUBLE GARAGE. This has two elevating doors and a UPVC door into the rear garden and loft storage access. The REAR GARDEN has side gated access, lawn, fence to the boundary, slabbed patio and two gravelled patio's, various planted borders, established shrubs and hardstanding for a shed.

TENURE WE ARE ADVISED THAT THE PROPERTY IS FREEHOLD SERVICES We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND F – 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

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

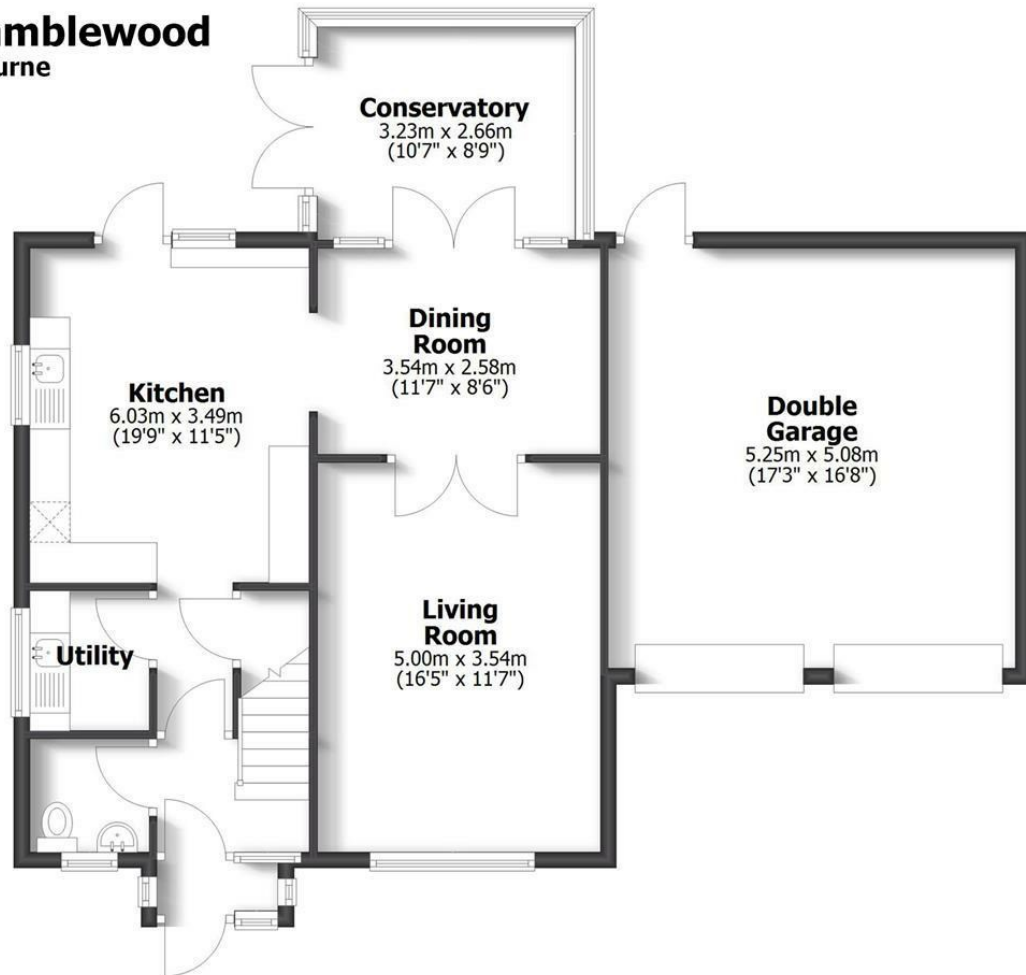
Offers In The Region Of
£525,000

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.



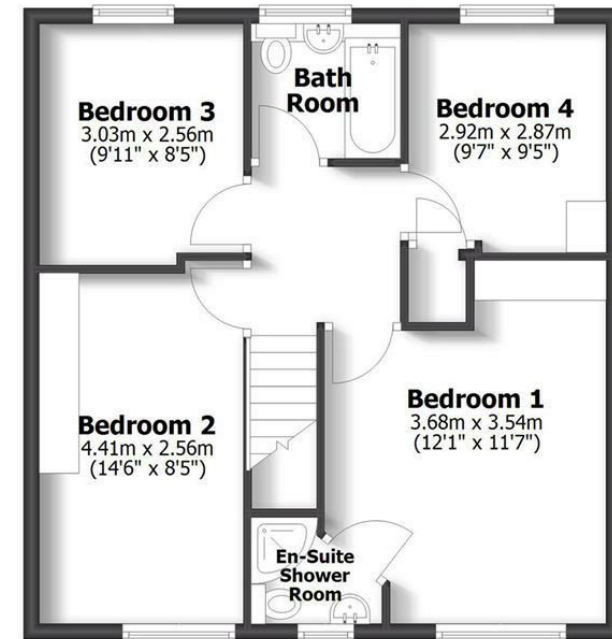
1 Bramblewood Wombourne



Ground Floor

HOUSE: 119.2sq.m. 1283sq.ft.
GARAGE: 26.7sq.m. 287sq.ft.
TOTAL: 145.9sq.m. 1570sq.ft.

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



First Floor

