



14 Heath House Drive, Wombourne, Wolverhampton, WV5 8EZ

BERRIMAN
EATON

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This is a detached family home which has been under the same family's ownership since the 1980's with a driveway, lawned frontage, garage and generous rear garden. The accommodation comprises entrance hall, dining room, living room, fitted kitchen, conservatory and downstairs w/c. To the first floor there are three bedrooms, a family bathroom and en-suite shower room. There is central heating, double glazing and no upward chain.

EPC : D
WOMBOURNE OFFICE

LOCATION

Heath House Drive is situated in a popular and sought after location on the outskirts of Wombourne village within the popular Poolhouse Farm Estate. Wombourne is well served by schools, sports centres, countryside walks and a wide range of amenities in the village centre itself including shops, eateries, library, and doctors and dental surgeries. There is convenient travelling to Wolverhampton, Stourbridge and the Merry Hill Centre and a supermarket is located nearby on Bridgnorth Road (B4176).

DESCRIPTION

Heath House Drive is a detached family home which has been under the same family's ownership since the 1980's with a driveway and lawned frontage, garage and generous rear garden. The internal accommodation briefly comprises entrance hall, dining room, living room, fitted kitchen, conservatory and downstairs w/c. To the first floor there are three bedrooms, a family bathroom and en-suite shower room. The property benefits from central heating, double glazing and no upward chain.

ACCOMMODATION

The ENTRANCE HALL is a wooden door, staircase rising to the first floor landing, radiator and understairs storage cupboard. The DINING ROOM has double doors to the hallway, double glazed window to the front elevation and radiator. The LIVING ROOM has a double glazed window to the front elevation, fireplace with electric fire and surround, two radiators, wiring for wall lights and double doors into the CONSERVATORY, this is brick and double glazed construction with a polycarbonate roof and double doors onto the rear. The CLOAKROOM has a low level WC, wash hand basin and double glazed opaque window to the rear elevation. 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 oven with separate grill, hob and fitted extractor, integrated fridge, tiled floor and a double glazed window to the rear elevation and door into the GARAGE. This has an elevating door, wall mounted central heating boiler, plumbing for a washing machine, fitted cupboards, double glazed window to the rear elevation and door into the garden.

The staircase rises to the FIRST FLOOR LANDING which has loft access and a double glazed window to the rear elevation. The BATHROOM has a bath, pedestal wash hand basin, low level WC and a double glazed window. DOUBLE BEDROOM 1 has two double glazed windows to the front elevation, radiator, fitted wardrobes and an airing cupboard. The EN-SUITE has a walk in shower cubicle, wash hand basin, radiator and double glazed opaque window to the side elevation. DOUBLE BEDROOM 2 has a double glazed window to the front elevation, fitted wardrobes and radiator. BEDROOM 3 has a double glazed window to the rear, radiator and wardrobes.

OUTSIDE

The property can be found at the end of a spur driveway serving only a handful of properties at the end of the cul-de-sac. There is a large lawned frontage and off road parking for a vehicle with side access to the rear and access to the garage. The REAR GARDEN is a generous size and gives the ability for further expansion to the main residence, subject to gaining the necessary planning permission. There is a full width patio area, lawn, ornamental pond and well planted and established borders with a fence to the boundary.

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 E – South Staffordshire DC
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Wombourne office.

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01746 766499

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Offers In The Region Of
£400,000

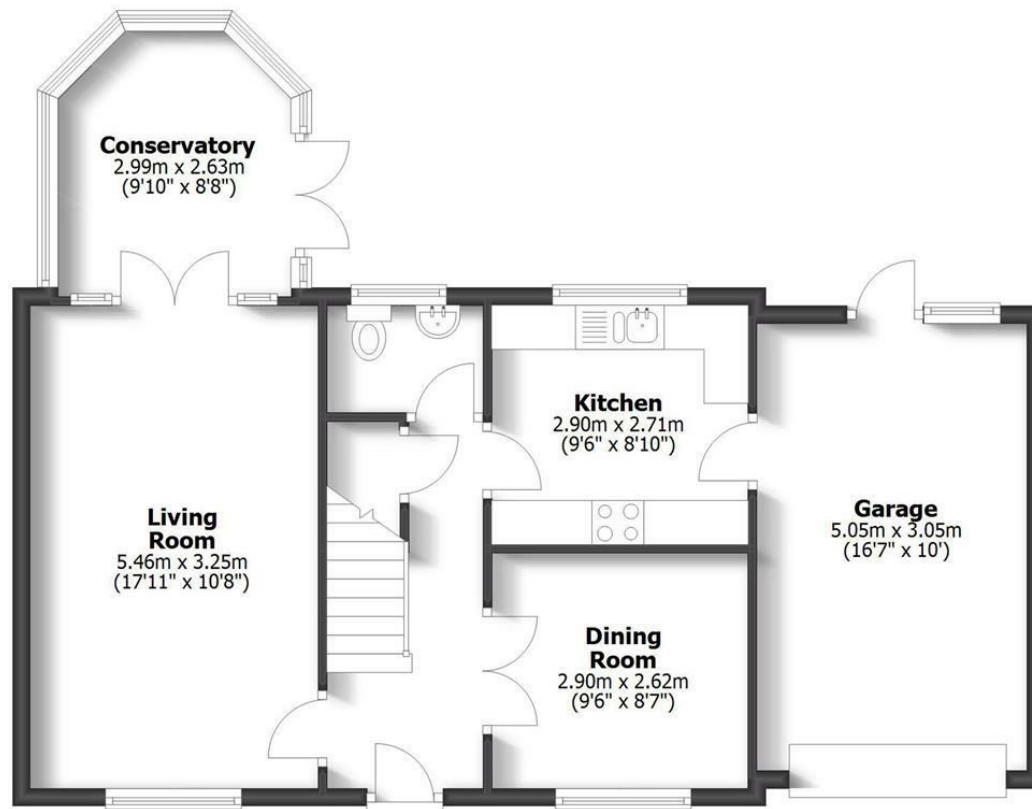
EPC: D

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.

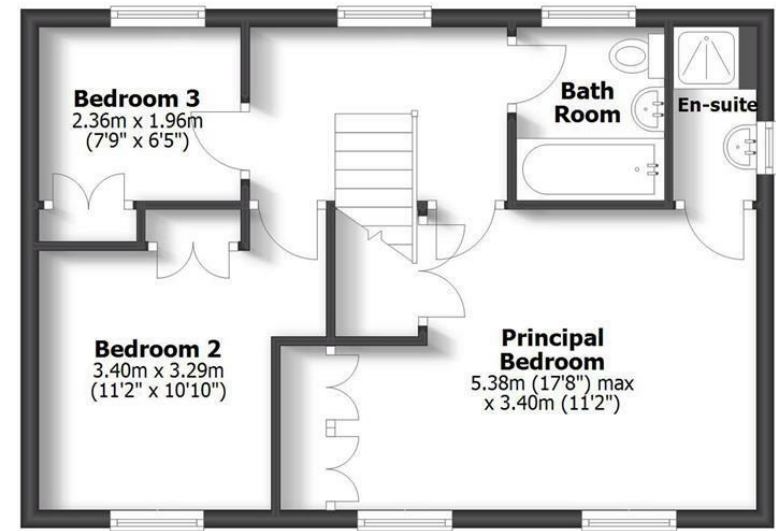


**14 HEATH HOUSE DRIVE
WOMBOURNE**

HOUSE: 96.2sq.m. 1036sq.ft.
 GARAGE: 15.4sq.m. 166sq.ft.
TOTAL: 111.6sq.m. 1202sq.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

