



10 Hillside, Wombourne, Wolverhampton, WV5 8AL

BERRIMAN
EATON

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This is an executive detached home a corner position with a generous driveway and large garage with a private rear garden. The internal accommodation comprises living room, fitted dining kitchen, utility, orangery and downstairs cloakroom/wc to the ground floor. To the first floor there is a shower room, principal bedroom with en-suite, three further bedrooms and a large eaves storeroom (which could potentially allow for an extension above the garage, subject to gaining the necessary planning permission and consents).

EPC : C
WOMBOURNE OFFICE

LOCATION

Hillside stands on the fringe of Wombourne village amidst a collection of detached homes built by well known builders David Payne. Local amenities include a bank, eateries, award winning butchers, supermarket, dental surgeries, doctors surgeries and the village green boasts a cricket pitch, tennis courts and bowls green. The village is well served by primary schools and Wombourne High School with attached leisure centre, with Westfield Community Primary and Wombourne High within walking distance. Local public transport gives access to nearby villages, towns and cities. There is excellent access to the Canal and Railway system for all outdoor enthusiasts and dog walkers.

DESCRIPTION

10 Hillside is an executive detached family home occupying a corner position with a generous driveway, suitable for parking several vehicles off road, large garage and private rear garden. The internal accommodation briefly comprises living room, fitted dining kitchen, utility, orangery and downstairs cloakroom/wc to the ground floor. To the first floor there is a shower room, principal bedroom with en-suite, three further bedrooms and a large eaves storeroom (which could potentially allow for an extension above the garage, subject to gaining the necessary planning permission and consents). The property benefits from central heating and UPVC double glazing.

ACCOMMODATION

The ENTRANCE HALL is accessed through a composite door with opaque leaded inserts with a double glazed window to the side. There are stairs rising to the first floor landing with wooden balustrades and storage beneath, radiator and CLOAKROOM which has a low level W/C and a pedestal wash hand basin with splashback. The LIVING ROOM has a walk in bay window to the front elevation, a coal effect gas fire inset a wooden surround and radiator with glazed doors opening to the OPEN PLAN KITCHEN/DINING ROOM. This is fitted with a high quality range of wall and base units with Silestone work surfaces, inset one and a half bowl and drainer with mixer tap, a range of integrated appliances including a larder fridge and separate tall freezer, dishwasher, double Neff oven with Neff induction hob and Neff cylinder extractor, vertical radiator, tiled splashback, spotlights and glazed door into the UTILITY. This is also fitted with complementary wall and base units with Silestone work surface with inset single drainer sink unit, wall mounted central heating boiler, plumbing and space for a washing machine and tumble dryer, radiator, door into the garage and glazed door to the garden. From the dining area there are French doors into the ORANGERY which has three windows and French doors into the garden.

To the first floor there is a large storeroom into the eaves. There is a SHOWER ROOM which has a large walk in shower with Aqualiser multi headed shower, wash hand basin with vanity cupboard and low level W/C, opaque window to the rear elevation, part tiling and part panelling to the walls. The PRINCIPAL BEDROOM has a window to the front elevation, range of fitted wardrobes, radiator and door into the EN-SUITE which has a shower cubicle, low level w/c, pedestal wash hand basin, part tiled wall, opaque window and radiator. DOUBLE BEDROOM 2 has a window to the rear elevation and radiator. DOUBLE BEDROOM 3 has a window to the rear elevation and radiator. DOUBLE BEDROOM 4 has a window to the front elevation, recess over the stairs and loft access.

OUTSIDE

The driveway is extra wide block paved in a herringbone style and is suitable for parking several vehicles which gives access to the garage and entrance door. There is a side lawn and slabbed bin area. The GARAGE has an elevating door and access into the utility room. The REAR GARDEN has a slabbed patio area, raised planted sleeper borders either side of steps leading to a lawned area, ornamental water feature with graveled border, fenced boundary with established planted 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.

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Offers In The Region Of
£500,000

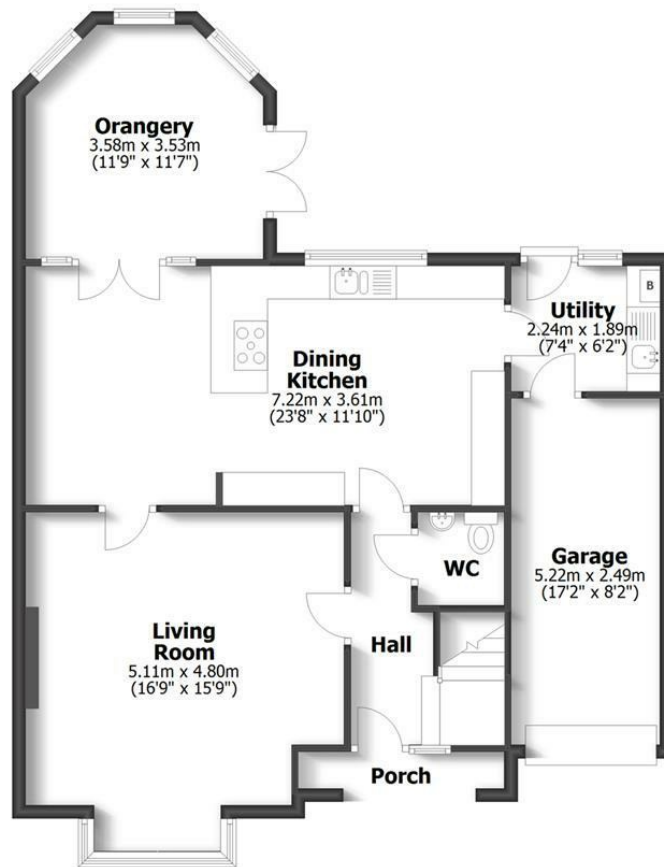
EPC: C

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.

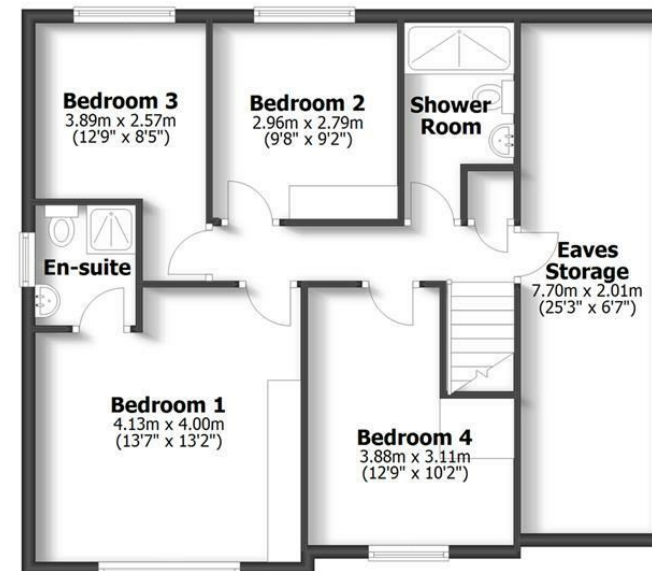


**10 HILLSIDE
WOMBOURNE**

HOUSE: 149.5sq.m. 1609sq.ft.
 GARAGE: 13sq.m. 140sq.ft.
TOTAL: 162.5sq.m. 1749sq.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

