



30 Sandringham Road, Wombourne, Wolverhampton, WV5 8EF

BERRIMAN
EATON

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30 Sandringham Road is a traditionally appointed semi-detached property which has been extended and extensively refurbished to a very high standard. There is a gravelled driveway providing off road parking for several vehicles and a tiered, south facing, rear garden overlooking the Wombrook. The accommodation comprises of a living room, modern dining kitchen and cloakroom/wc to the ground floor. To the first floor are two double bedrooms and a bathroom. The property benefits from central heating, double glazing and no upward chain.

EPC : E
WOMBOURNE OFFICE

LOCATION

Sandringham Road is a popular location, close to the amenities afforded on Planks Lane and within convenient travelling distance to Sainsburys and Wombourne village which includes a variety of eateries, florists and greengrocers, dentists and doctors surgeries and a local vet. Public transport can be found in Wombourne village and there is convenient travelling to the more extensive facilities afforded by Wolverhampton City Centre, Dudley and Stourbridge. There are schools catering for all age groups and Wombourne High School and Westfield Community Primary School are within walking distance.

DESCRIPTION

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ACCOMMODATION

A composite door with opaque insert gives access into the accommodation, there is a tiled floor, radiator and a staircase which rises to the first floor landing with storage cupboard beneath. The KITCHEN/DINING ROOM has a tiled floor, spotlights 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, integrated oven with ceramic hob and fitted chimney extractor, wall mounted central heating boiler, plumbing and space for a washing machine, spotlights, double glazed window to the rear elevation and double glazed French doors giving access to the rear garden. The LIVING ROOM has a double glazed bay window to the front elevation and radiator.

The staircase rises to the FIRST FLOOR LANDING where there is a loft access and BATHROOM. This is fitted with a white suite which comprises bath with shower attachment, vanity wash hand basin with mixer tap and low level W/C, heated ladder towel rail and tiling to the walls and floor. DOUBLE BEDROOM 1 has a double glazed window to the front elevation, radiator and fitted wardrobe. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation, airing cupboard housing the hot water cylinder and radiator.

OUTSIDE

To the front of the property there is a gravelled driveway with metal railing and fenced boundary providing off road parking for several vehicles, side gated access and detached timber store with wooden double gates and a wooden door into the rear garden. The REAR GARDEN has a paved patio area, steps leading to two further patios, fencing to the boundary and which benefits from a south facing position overlooking the Wombrook.

TENURE

FREEHOLD

SERVICES

We are informed by the Vendors that mains electricity, water and drainage 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

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

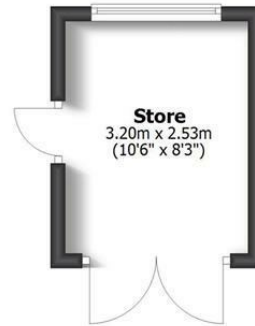
Offers In The Region Of
£265,000

EPC: E

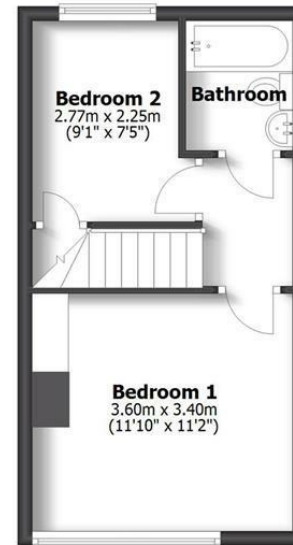
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



30 Sandringham Road Wombourne



Ground Floor



First Floor

HOUSE: 58.6sq.m. 631sq.ft.
GARAGE: 8.1sq.m. 87sq.ft.
TOTAL: 66.7sq.m. 718sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

