



Wombrook house Sandringham Road, Wombourne, Wolverhampton, WV5 8EF

BERRIMAN  
EATON



# Wombrook house Sandringham Road, Wombourne, Wolverhampton, WV5 8EF

This is a superbly presented executive detached family home with generous driveway and an enclosed well maintained and landscaped rear garden. The accommodation briefly comprises entrance hall, cloakroom/wc, dining room, living room, modern kitchen with an adjacent open plan orangery, separate utility to the ground floor. To the first floor there is a principal bedroom with en-suite shower room, family bathroom and three further generous bedrooms. The property benefits from central heating, double glazing, HIVE system, Super fast Fibre and no upward chain.

EPC : D  
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 Planks Lane or 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. There is access to both the Wombrook nature Walk as well as the Railway and Canal walks, ideal for dog walkers and nature enthusiasts.

## DESCRIPTION

This is a superbly presented executive detached family home with generous driveway suitable for parking multiple vehicles and an enclosed well maintained and landscaped rear garden. The internal accommodation briefly comprises entrance hall, cloakroom/wc, dining room, living room, modern kitchen with an adjacent open plan orangery, separate utility to the ground floor. To the first floor there is a principal bedroom with en-suite shower room, family bathroom and three further generous bedrooms. The property benefits from central heating, double glazing, HIVE system and no upward chain.

## ACCOMMODATION

The ENTRANCE HALL is accessed via a composite door with opaque insert panel, staircase rising to the first floor landing and wooden balustrades, radiator and wiring for wall lights. The CLOAKROOM has a low level WC, wash hand basin, radiator and double glazed opaque window to the front elevation. The DINING ROOM has a double glazed walk in bay window, wiring for wall lights and radiator. The LIVING ROOM has a coal effect gas fire with decorative surround, hearth and mantle, wiring for wall lights, radiator and double glazed French doors into the ORANGERY. The ORANGERY has double glazed windows to the rear and side elevations, French doors to the rear garden, three double glazed sky lights and space for fireplace with an existing gas point. The orangery opens into the KITCHEN which is fitted with a stylist range of wall and base units with granite worksurfaces, inset Belfast sink with mixer tap, space for a Range style electric cooker and fitted chimney extractor hood, space for an American style fridge freezer and water point, integrated dishwasher, spotlights, vertical radiator and tiled splashbacks. The UTILITY has a fitted worksurface with Belfast sink and mixer tap, complementary wall and base units, with integrated washing machine, double glazed window to the side elevation and UPVC double glazed door with opaque window inset. There is internal access to the GARAGE from the entrance hall, which has a wall mounted central heating boiler, space for a tumble dryer and an elevating door.

The staircase rises to the FIRST FLOOR LANDING which has loft access, radiator and airing cupboard housing the hot water cylinder. The BATHROOM is fitted with a white suite which comprises a roll edge bath with mixer tap, freestanding shower cubicle with multi headed shower, low level WC and vanity wash hand basin with mixer tap and fitted blue tooth, steam free mirror, double glazed opaque window to the side elevation and tiling to the walls. The PRINCIPAL BEDROOM has two double glazed windows to the front elevation, recess over the stairs, two double fitted wardrobes, wiring for wall lights and radiator. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation, wardrobe and radiator. DOUBLE BEDROOM 3 has a double glazed window to the rear elevation, radiator and wardrobe. BEDROOM 4 is currently being used as an office double glazed window to the rear elevation and radiator. This also has superfast fibre broadband connected.

## OUTSIDE

To the front of the property there is a large block paved driveway suitable for parking multiple vehicles off road. There is access to the garage and side gated access to the REAR GARDEN. There is a full width block paved patio in a herringbone style, shaped lawned area with a decked area with an ornamental pond, gravelled seating area, well stocked and planted borders, hardstanding for a shed and enclosed by a walled and fenced boundary.

TENURE WE UNDERSTAND 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

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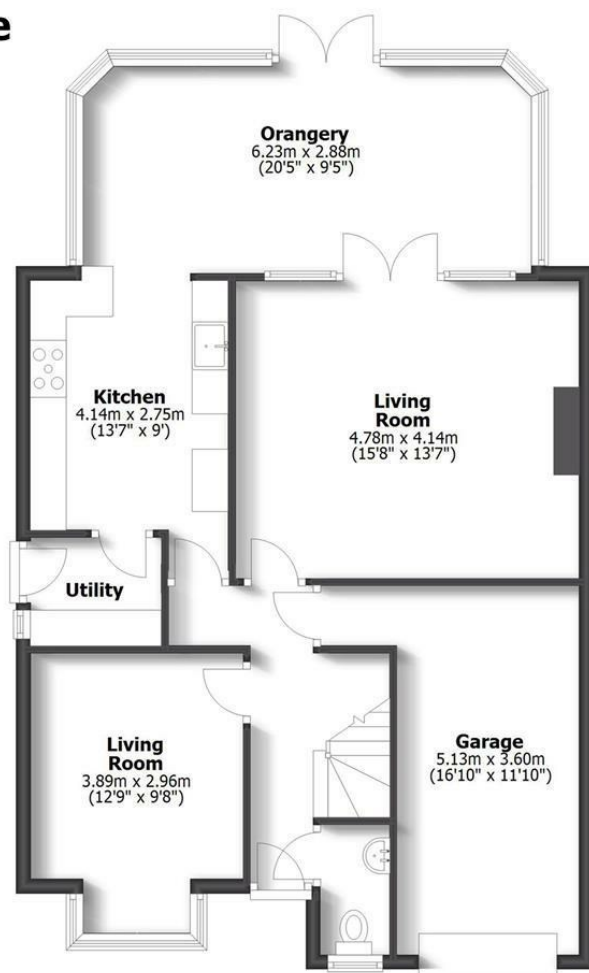
EPC: D

**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.

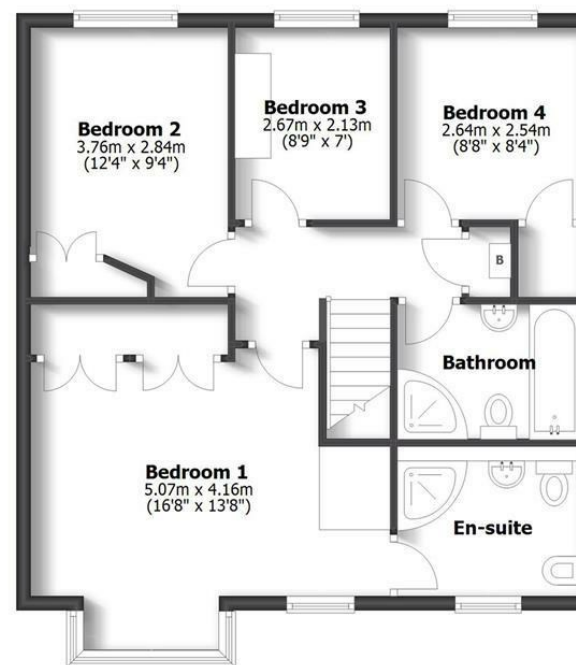


## Wombrook House

Wombourne



Ground Floor



First Floor

HOUSE: 133.4sq.m. 1436sq.ft.  
GARAGE: 13.9sq.m. 149sq.ft.  
**TOTAL: 147.3sq.m. 1585sq.ft.**

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



