



14 Waterdale, Wombourne, Wolverhampton, South Staffordshire, WV5 0DH

BERRIMAN
EATON

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This stylishly presented four bedroom detached family home which has been remodelled and extensively improved upon by the current owners and now boasts a full width driveway, garage and private rear garden, which is landscaped for low maintenance. The internal accommodation briefly comprises hallway, living room, open plan kitchen with dining area, utility room and playroom/office to the ground floor. To the first floor there is a principal bedroom with an en-suite shower room, three further bedrooms and a family bathroom. The property benefits from central heating and double glazing.

(EPC: C).
WOMBOURNE OFFICE.

LOCATION

Waterdale is situated on the outskirts of Wombourne and the property is well located for bus services which run into the village centre. There is a supermarket within walking distance and local playing fields. Within Wombourne there is a wide array of amenities and facilities which include shops, doctors, dentists, library, leisure centre and bus services giving access to towns further afield. Furthermore, the area is well served by reputable schooling for all age groups. The property is also within walking distance of the canal which is very popular for nature enthusiasts and walkers alike, with the Waggon & Horses pub close by.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL is accessed through a composite door with leaded decorative insert with a double glazed opaque panel to the side and door into the LIVING ROOM, this has a walk in bay window to the front elevation, part panelled wall, radiator and door into the KITCHEN. This is fitted with a range of high gloss wall and base units with quartz work surfaces, sink with mixer tap, central island incorporating a breakfast bar, spotlights, range of integrated appliances including Bosch double oven and microwave, induction hob with modern extractor, and dishwasher. There is space for a fridge freezer. The staircase rises to the first floor landing with wooden balustrades and storage beneath. The DINING AREA has a double glazed ceiling lantern, double glazed French doors, radiator and spotlights. The UTILITY is fitted with a range of wall and base units with complementary work surface, inset single drainer sink unit and mixer tap, plumbing and space beneath for a washing machine and tumble dryer, tiled splashback, tiling to floor and vertical radiator. The CLOAKROOM has a low level WC incorporating the vanity wash hand basin with mixer tap and double glazed opaque window to side elevation and radiator. The PLAYROOM/OFFICE has double glazed window and door to the rear garden, tiled floor, spotlights and radiator. The GARAGE/STOREROOM is also accessed from the utility and has an electronically operated roller shutter door.

The staircase rises to the FIRST FLOOR LANDING which has a loft access and an airing cupboard. The FAMILY BATHROOM is fitted with a white suite which comprises bath with shower, pedestal wash hand basin with mixer tap and low level WC. There is tiling to the walls and flooring, spotlights and tiling to the walls and flooring. The PRINCIPAL BEDROOM has a double glazed window to the front elevation, fitted wardrobes with sliding mirrored doors and radiator. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation and radiator. DOUBLE BEDROOM 3 has a double glazed window to the rear elevation and radiator. BEDROOM 4 has a double glazed window to the front elevation and radiator.

OUTSIDE

To the front of the property is a full width concrete imprint driveway providing off road parking for several vehicles. The REAR GARDEN has been landscaped and offers a full width paved patio to all four borders with an astro turf lawn in the centre, the garden is enclosed by a fence and has a private aspect.

SERVICES We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND D - South Staffordshire DC.
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Wombourne office.

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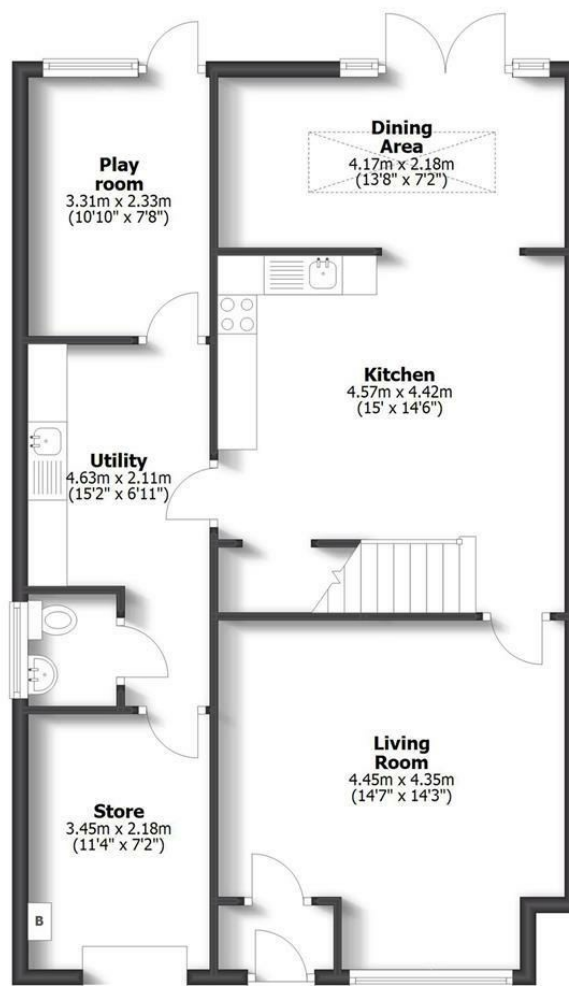
Offers Around
£420,000

EPC: C

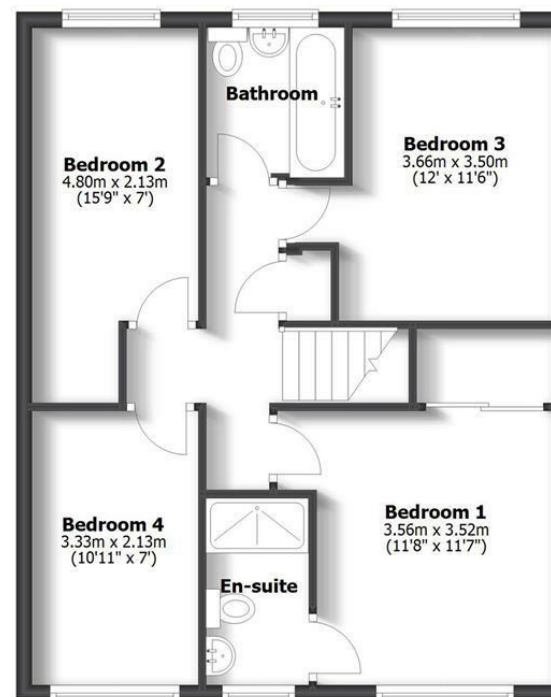
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



14 Waterdale Wombourne



Ground Floor



First Floor

HOUSE: 123.4sq.m. 1328sq.ft.
GARAGE: 7.5sq.m. 81sq.ft.
TOTAL: 130.9sq.m. 1409sq.ft.

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

