



2 Glendale Drive, Wombourne, Wolverhampton, WV5 0HD

BERRIMAN
EATON

2 Glendale Drive, Wombourne, Wolverhampton, WV5 0HD

This is a traditionally appointed three bedroom semi-detached property with off road parking for several vehicles, carport and enclosed rear garden. The internal accommodation briefly comprises entrance hall, living room, kitchen dining room, utility room and downstairs cloakroom/WC. To the first floor there are three bedrooms and a shower room. The property benefits from central heating, part underfloor heating and double glazing.

EPC : C
WOMBOURNE OFFICE

LOCATION

Glendale Drive is a cul de sac situated off Common Road, which is one of the main roads running through Wombourne and giving convenient access to the Village centre. At the end of this cul de sac there is pedestrian access onto the Wombrook, which also leads onto the Railway Line, giving enviable walks. Glendale Drive is ideally situated to make use of the shops situated in the Village, as well as those at Blakeley and Sainsburys. Blakeley Heath Primary School and Westfield Community Primary School are also situated nearby.

DESCRIPTION

This is a traditionally appointed three bedroom semi-detached property with off road parking for several vehicles, carport and enclosed rear garden. The internal accommodation briefly comprises entrance hall, living room, kitchen dining room, utility room and downstairs cloakroom/WC. To the first floor there are three bedrooms and a shower room. The property benefits from central heating, part underfloor heating and double glazing.

ACCOMMODATION

The ENTRANCE HALL has a UPVC door with opaque double glazed side panels, staircase rising to the first floor landing and radiator. The LIVING ROOM has a double glazed bay window to the front elevation, double glazed window to the side elevation, radiator and recessed wood burning stove. The KITCHEN/DINING ROOM has a double glazed window to the rear elevation, double glazed French doors onto the rear garden and is fitted with a range of wall and base units with complementary work surfaces, inset one and a half sink with mixer tap, integrated appliances including oven, microwave, 4 ring gas hob with fitted extractor, dishwasher and fridge. spotlights, radiator and tiled floor with underfloor heating. There is a large walk in understairs pantry with spotlights fitted shelving, hanging rail and space for vacuum cleaner and similar appliances The UTILITY ROOM (formerly the garage) double glazed doors to the front and back, plumbing and space for washing machine and tumble dryer. There are a range of fitted storage cupboards and a door into the CLOAKROOM. This has a low level WC and a vanity wash hand basin with mixer tap, heated ladder towel rail and double glazed opaque window.

The staircase rises to the FIRST FLOOR LANDING which has a loft access and a storage cupboard which houses the network cabling. The loft has a fitted ladder, strip lighting, is mainly boarded to provide plenty of storage space and is where the central heating boiler is situated. The SHOWER ROOM has a walk in shower cubicle with multi headed power shower, vanity wash hand basin and mixer tap, low level WC, tiled wall and floor, heated ladder towel rail and double glazed opaque window to the rear elevation. DOUBLE BEDROOM 1 has a double glazed window to the rear elevation, radiator and a walk in wardrobe with hanging rail and shelves. There are also a range of fitted bedside units and drawers' DOUBLE BEDROOM 2 has double glazed window to front and side elevations and radiator. BEDROOM 3 is currently being used as an office and has double glazed window to the front and a radiator.

OUTSIDE

To the front of the property there is a tarmac driveway with gravel border, providing off road parking for several vehicles and access to the house under a carport. The south-west facing REAR GARDEN has a paved patio area with electronically operated, wall mounted awning, lawn with established, well planted borders, metal shed which is used as a wood store, large timber shed with glazed windows and fencing to the 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 C – 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
£299,950

EPC: C

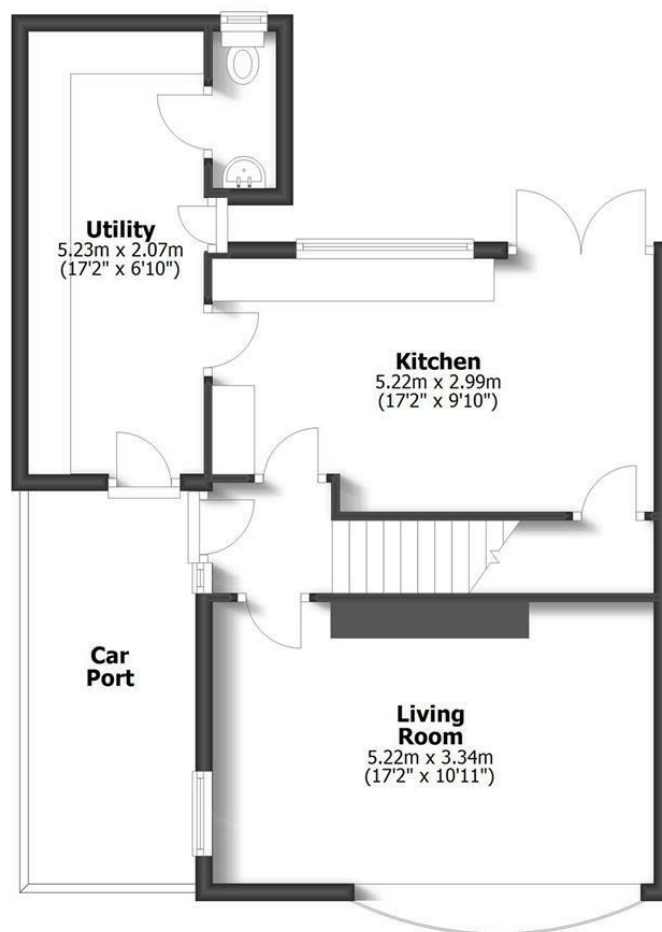
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



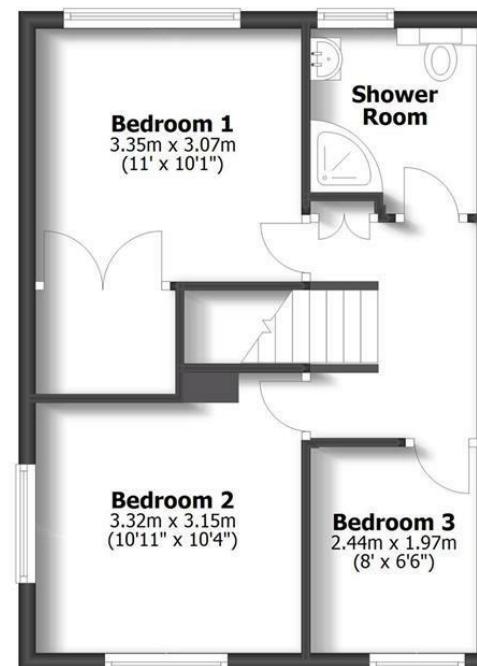
2 Glendale Drive Wombourne

TOTAL: 91.0sq.m. 979sq.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

