



48 Millfields Way, Wombourne, Wolverhampton, WV5 8JQ

BERRIMAN
EATON

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This is an extended detached family home which has a generous driveway suitable for parking several vehicles off road, a single garage and a private, well established rear garden which borders the Canal Walk. The internal accommodation briefly comprises porch, entrance hall, living room, dining room, fitted breakfast kitchen, downstairs shower room, utility room and a home office to the ground floor. To the first floor there are three double bedrooms and a stylishly presented well-proportioned bathroom. The property benefits from central heating and double glazing.

EPC : D
WOMBOURNE OFFICE

LOCATION

Millfields Way is situated on the popular Pool House development. There are a wide range of facilities available within Wombourne village itself including a library, doctors and dental surgeries and leisure facilities. There are pleasant walks available along the railway and canal system. Sainsburys Supermarket is also a short walk from the property. There is a choice of Primary Schools within a suitable distance and Wombourne High School is also close by.

DESCRIPTION

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ACCOMMODATION

The PORCH is accessed through a double glazed door with double glazed windows to the front and side elevation and through a composite double glazed door into the ENTRANCE HALL. This has a staircase which rises to the first floor landing, radiator and door into the LIVING ROOM, which has a double glazed leaded bay window to the front elevation, radiator, gas fire and surround and wiring for the wall lights. The DINING ROOM has double glazed French doors to the rear garden, radiator and wiring for the wall lights. The KITCHEN/BREAKFAST ROOM is fitted with a range of wall and base units with complementary work surfaces, inset one and a half sink and drainer with mixer tap, range of integrated appliances including double oven and microwave, 4 ring gas hob and extractor, and dishwasher. There is an understairs storage cupboard, double glazed window to the rear elevation, tiled floor, splashback and door into the UTILITY which is a generous size and is fitted with an extensive range of wall and base units, inset one and a half bowl and drainer with mixer tap, plumbing and space for washing machine and tumble dryer, space for larder fridge, radiator, tiled floor, double glazed door into the rear garden and doors into the OFFICE. This has double glazed windows to the rear and side elevations and radiator. From the utility there is access to the SHOWER ROOM which has a walk in cubicle, pedestal wash hand basin and mixer tap, low level WC, heated ladder towel rail, tiling to the walls and flooring. The GARAGE has metal double opening doors and a strip light.

The staircase rises to the FIRST FLOOR LANDING which has a loft access, wooden balustrades, airing cupboard and double glazed opaque window to the side elevation. The PRINCIPAL BEDROOM has a range of fitted bedroom furniture including wardrobes, overhead storage, fitted drawers, double glazed leaded window to the front elevation and radiator. DOUBLE BEDROOM 2 has fitted wardrobes, double glazed window to the rear elevation and radiator. DOUBLE BEDROOM 3 has a double glazed window to the rear elevation, storage cupboard which houses the wall mounted central heating boiler, fitted shelving and storage cupboards and radiator. The BATHROOM is fitted with a white suite which comprises bath, separate curved shower cubicle with multi headed shower, vanity wash hand basin and mixer tap, heated ladder towel rail, double glazed opaque window to front elevation, tiling to the floor and walls and spotlights.

OUTSIDE

To the front of the property there is a tarmac DRIVEWAY suitable for parking several vehicles off road, with a shaped and edged lawn and gravel borders. The REAR GARDEN has a full width patio, steps to a lawn with decked patio, a variety of established trees and shrubs with 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 E – South Staffordshire DC
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Wombourne office.

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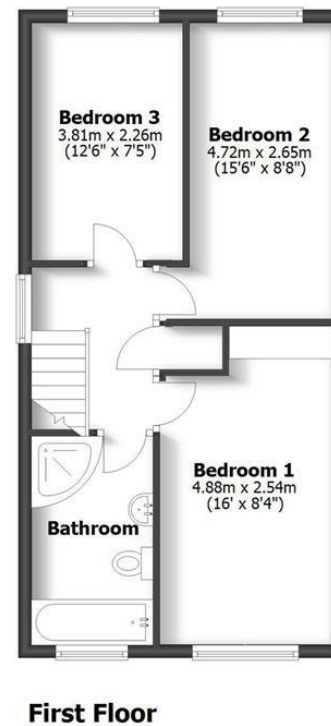
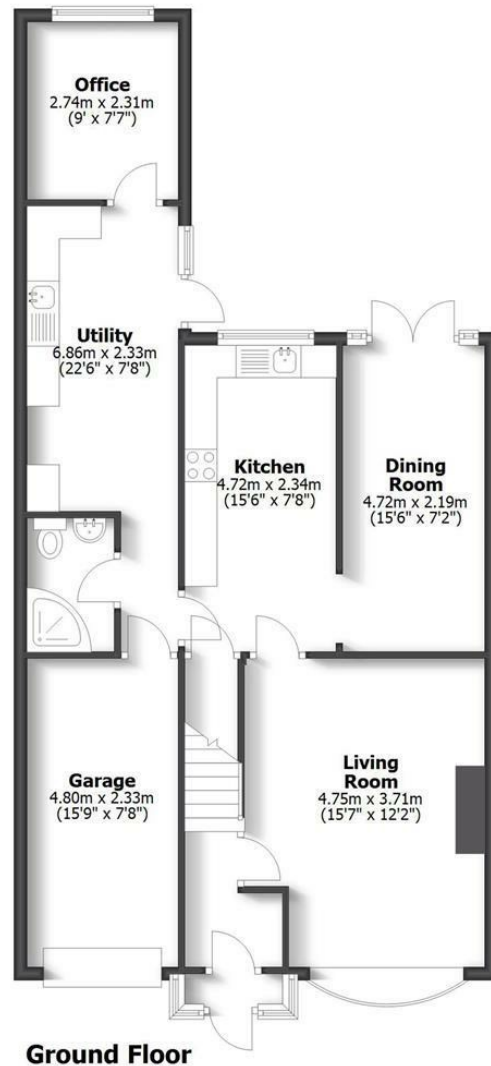
Offers In The Region Of
£375,000

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.



48 Millfields Way Wombourne



HOUSE: 110.7sq.m. 1192sq.ft.
GARAGE: 11.2sq.m. 120sq.ft.
TOTAL: 121.9sq.m. 1312sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

