



6 Bridgnorth Road, Himley, Dudley, West Midlands, DY3 4LJ

BERRIMAN
EATON

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This is an extended, spacious and well maintained detached bungalow occupying a generous plot with a sizeable frontage suitable for parking multiple vehicles off road with a private and landscaped low maintenance rear garden. The internal accommodation briefly comprises an entrance hall, utility area, open plan living and dining room, adjoining dining kitchen and conservatory. There are three double bedrooms and a modern shower room. The property benefits from double glazing and central heating.

EPC : D
WOMBOURNE OFFICE

LOCATION

Himley is small South Staffordshire hamlet which lies in a charming, semi-rural position and yet which benefits from remarkably convenient access to several major local business centres. Everyday shopping facilities are available within the neighbouring village of Wombourne which is just a few minutes drive away whilst the more extensive amenities provided by Wolverhampton City Centre, Dudley and Stourbridge are within convenient travelling distance. Himley has stunning outdoor walks with Himley and Baggeridge Country Parks within walking distance.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL is accessed through a composite door with stained glass and leaded decorative panels, there is a large storage cupboard with double opening doors, tiled floor, spotlights and large loft access with a pull down ladder. There is a wooden door giving access to a UTILITY AREA which has plumbing and space for a washing machine, tumble dryer and composite door to the rear garden. The DINING AREA has a double glazed leaded bay window to the front elevation, radiator, internal double glazed leaded window to the side elevation, wiring for wall lights and a log burner which is also utilised from the LIVING AREA where there is a further double glazed leaded window to the front elevation, radiator, wiring for wall lights and a door into the KITCHEN/FAMILY AREA. This is fitted with a quality range of wall and base units with complementary work surfaces, inset single drainer sink unit and mixer tap, space for a range style oven and fitted extractor. There are integrated appliances including fridge and freezer as well as spotlights, vertical radiator and opening into the CONSERVATORY which has a glass roof, part brick construction and double glazed French doors opening into the garden.

DOUBLE BEDROOM 1 has fitted wardrobes, double glazed leaded window to the side elevation and radiator. DOUBLE BEDROOM 2 has a double glazed leaded window to the front elevation, fitted wardrobes and radiator. DOUBLE BEDROOM 3 has a double glazed leaded window to the side elevation, fitted wardrobes and radiator. The SHOWER ROOM is fitted with a stylish modern suite which comprises walk in cubicle, vanity wash hand basin with mixer tap, low level WC, vertical radiator incorporating a towel rail, spotlights, double glazed opaque window to the side elevation and tiling to the walls and floor.

OUTSIDE

The property lies behind a hedged boundary and benefits from a large, gravelled driveway suitable for parking several vehicles off road, a large log store and side gated access. The REAR GARDEN has a similar sized log store, a large paved patio area, astro turf lawn and fence to boundary with a private aspect.

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.

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

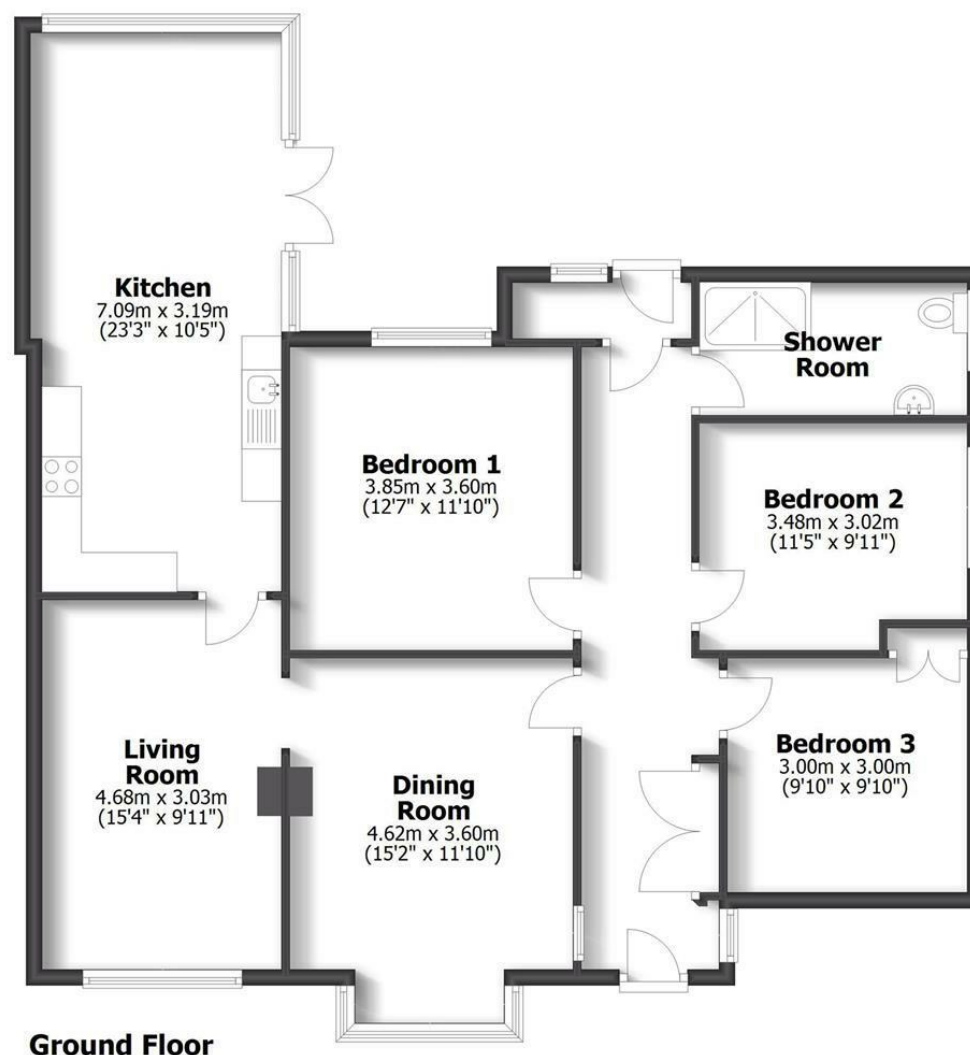
Offers In The Region Of
£575,000

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.



6 Bridgnorth Road Himley



TOTAL: 108.6sq.m. 1169sq.ft.

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

