



8 Waverley Gardens, Wombourne, Wolverhampton, WV5 9EB

BERRIMAN
EATON

8 Waverley Gardens, Wombourne, Wolverhampton, WV5 9EB

This extended and detached family home is presented to an extremely high standard, occupying a lovely position within this desirable cul de sac, having a large gravelled driveway, garage and enclosed landscaped rear garden. The internal accommodation briefly comprises entrance porch, entrance hall, large living room, extended kitchen and family room with bi-folding doors, utility room, two guest cloakroom's and a games room to the ground floor. To the first floor there are three bedrooms and a modern shower room. The property benefits from central heating and double glazing.

EPC : D
WOMBOURNE OFFICE

LOCATION

Waverley Gardens is perfectly situated close to the varied facilities afforded within the popular South Staffordshire village of Wombourne. The area benefits from schooling in all age groups, with St Benedicts Primary School being close by, Sainsburys and Lidl supermarkets as well as various shops, facilities and eateries. There is regular public transport both into Wolverhampton, Stourbridge and Dudley. The area is particularly suitable for dog walkers with the Wombrook and Railway Walk, Baggeridge and Pickerill's Hill nearby.

DESCRIPTION

This is an extended and detached family home which is presented to an extremely high standard and occupies a lovely position within this desirable cul de sac, having a large gravelled driveway, garage and enclosed landscaped rear garden. The internal accommodation briefly comprises entrance porch, entrance hall, large living room, extended kitchen and family room with bi-folding doors, utility room, two guest cloakroom's and a games room to the ground floor. To the first floor there are three bedrooms and a modern shower room. The property benefits from central heating and double glazing.

ACCOMMODATION

The PORCH has double glazed French doors, double glazed window to the front elevation, storage cupboard and composite door with double glazed opaque inserts into the ENTRANCE HALL. This has a staircase rising to the first floor landing with storage cupboard beneath, additional storage cupboard, Karndean flooring and GUEST CLOAKROOM which has a low level WC incorporating the wash hand basin with mixer tap, double glazed opaque window to the side elevation and part tiling to the walls. The LIVING ROOM has a double glazed bay window to the front elevation, radiator and gas fire with decorative surround and bi fold doors into the family area. The KITCHEN/FAMILY ROOM has two sets of bi-folding doors onto the rear garden, Karndean flooring, double glazed window to the rear elevation and three double glazed skylights. The kitchen is fitted with a high quality range of wall and base units with granite work surfaces, inset one and half bowl and drainer with mixer tap and a central island. There are a range of appliances including a double oven, induction hob, extractor, microwave and warming drawer, dishwasher and a space for an American style fridge freezer. There are spotlights, vertical radiator and a door into the UTILITY which has further storage, fitted work surfaces with base units beneath, inset double drainer sink unit and mixer tap, plumbing for washing machine, vertical radiator, large storage cupboard, double glazed window to the rear elevation and composite door into the GAMES ROOM. This has a glass roof, resin floor double glazed window and double glazed sliding patio door to the rear garden. There is a secondary CLOAKROOM which has a low level WC, heated ladder towel rail, tiling to the floor and walls, double glazed opaque window to the front elevation and double glazed skylight. There is a door giving access to a covered LOBBY with skylights and double glazed composite door to the front elevation and door into the GARAGE. This has double opening doors with double glazed skylight and wall mounted central heating boiler.

The staircase rises to the FIRST FLOOR LANDING which has wooden balustrades, double glazed window to the front elevation loft access and airing cupboard with fitted shelves. The SHOWER ROOM has a walk in cubicle, vanity wash hand basin with mixer tap, low level WC, heated ladder towel rail, spotlights and double glazed opaque window to the side elevation. DOUBLE BEDROOM 1 has two double glazed windows to the rear elevation, radiator and fitted wardrobes with sliding doors. DOUBLE BEDROOM 2 has two double glazed windows to the front elevation, radiator and fitted storage cupboard with shelving.

OUTSIDE

The staircase rises to the FIRST FLOOR LANDING which has wooden balustrades, double glazed window to the front elevation loft access and airing cupboard with fitted shelves. The SHOWER ROOM has a walk in cubicle, vanity wash hand basin with mixer tap, low level WC, heated ladder towel rail, spotlights and double glazed opaque window to the side elevation. DOUBLE BEDROOM 1 has two double glazed windows to the rear elevation, radiator and fitted wardrobes with sliding doors. DOUBLE BEDROOM 2 has two double glazed windows to the front elevation, radiator and fitted storage cupboard with shelving.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND D – South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the WOMBOURNE Office.
The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available
Mobile – Ofcom checker shows there is limited and likely coverage indoors with all four main providers having likely coverage outdoors.
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.
The long term flood defences website shows very low

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
£475,000

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.



8 Waverly Gardens Wombourne



HOUSE: 139.1sq.m. 1497sq.ft.
GARAGE: 11.1sq.m. 119sq.ft.
TOTAL: 150.2sq.m. 1616sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

