



5 Hellier Drive, Wombourne, Wolverhampton, WV5 8AH

BERRIMAN
EATON

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This stunning detached house occupies a prime position with the one of the larger plots on the site. There is a generous driveway providing off road parking for several vehicles, an integrated double garage and private rear garden which is an oasis of tranquillity with lush foliage. The internal accommodation enjoys a large sitting room, separate dining room, dining kitchen, home office, utility room, five double bedrooms, family bathroom and en-suite shower. The property benefits from double glazing and a replacement central heating boiler.

EPC: TO FOLLOW
WOMBOURNE OFFICE

LOCATION

Hellier Drive is a quiet cul de sac on the popular Bratch Meadows development which is located just off Ounsdale Road. The development runs adjacent to the Staffordshire and Worcestershire Canal system which provides idyllic walks and access to the Railway line and Bridle Ways. Wombourne is in the District of South Staffordshire and this particular location is well serviced by schools in both primary and secondary sectors, a sports and leisure centre as well as a range of amenities in the village centre and Sainsburys within convenient distance.

DESCRIPTION

This stunning detached house occupies a prime position with the one of the larger plots on the site. There is a generous driveway providing off road parking for several vehicles, an integrated double garage and private rear garden which is an oasis of tranquillity with lush foliage. The internal accommodation enjoys a large sitting room, separate dining room, dining kitchen, home office, utility room, five double bedrooms, family bathroom and en-suite shower. The property benefits from double glazing and a replacement central heating boiler.

ACCOMMODATION

The ENTRANCE HALL has a wooden door with opaque and leaded inserts with side panels, staircase with wooden balustrades rises to the first floor landing and has a door into the CLOAKROOM, this has a low level wc and wash hand basin with tiled splashback. The SITTING ROOM has French doors into the garden with separate window and coal effect gas fire with stone fireplace. The DINING ROOM has a bay window to the front elevation and fireplace with space for electric fire. The KITCHEN/DINING ROOM is a generous size and is fitted with a range of wall and base units with complementary working surfaces and inset one and a half bowl sink and drainer with mixer tap and a central island incorporating the breakfast bar. There is space for a Range style oven with fitted extractor and fridge and freezer, an integrated dishwasher, window overlooking the garden and an archway into the BREAKFAST AREA which has a window overlooking the garden and door into the UTILITY ROOM. This has a fitted work surfaces and plumbing and space for a washing machine and tumble dryer, wall mounted central heating boiler which was replaced in November 2015, wooden door into the garden and door into the garage. The STUDY is fitted with a range of furniture suitable for its purpose with a window to the front elevation.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed window to the front elevation, an airing cupboard with hot water cylinder and shelving. The FAMILY BATHROOM is fitted with a white suite comprising bath with shower over and glazed screen, low level w/c, pedestal wash hand basin, part tiled walls and opaque window to the side elevation. There are FIVE DOUBLE BEDROOMS. The MASTER BEDROOM has fitted wardrobes, window to the rear elevation and door into the EN-SUITE, this has been recently refitted and benefits from a walk in shower, vanity wash hand basin with mixer tap, low level w/c, part tiled and panelled splashback and flooring and opaque window to the rear elevation. BEDROOM 2 has a fitted wardrobe and window overlooking the rear elevation, BEDROOM 3 has fitted wardrobes and window to the front elevation. BEDROOM 4 has a walk-in, reduced height storage cupboard into the eaves, loft access and window to the front elevation. BEDROOM 5 has window to the front elevation.

OUTSIDE

The property has a good degree of privacy with a manicured hedge to the boundary, shaped lawn and block paved driveway providing off road parking for several vehicles and access to the DOUBLE GARAGE, these have two up and over doors. There is side gated access to the REAR GARDEN which has been planted and cultivated by the current owners during their tenure and offers a plethora of established shrubs, trees and foliage which gives a superb amount of privacy with a shaped patio and provision for sheds.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND F – 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

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Offers In The Region Of
£650,000

EPC:

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.



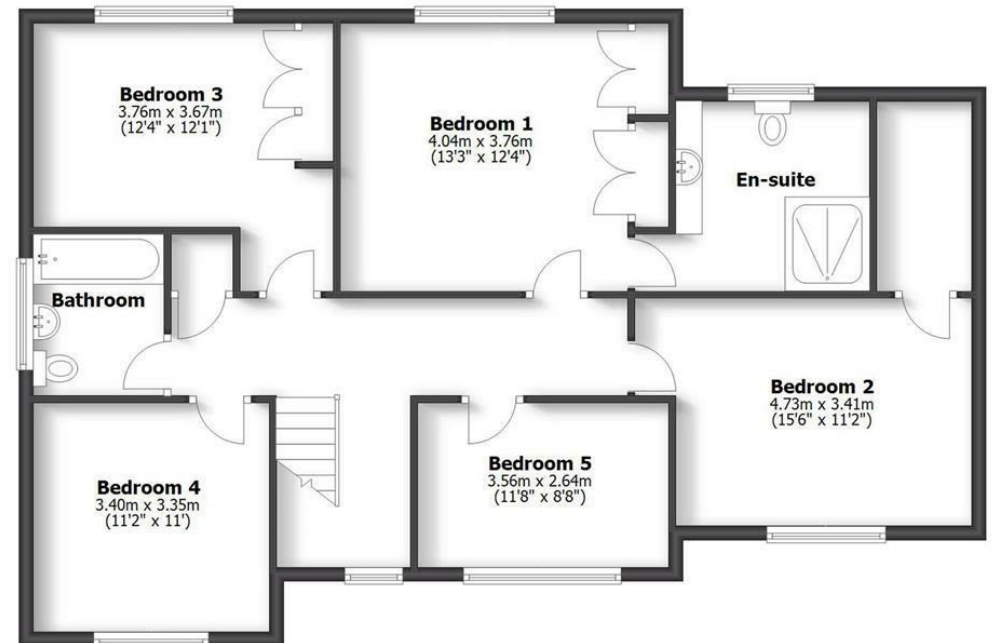
5 Hellier Drive Wombourne

HOUSE: 182.7sq.m. 1967sq.ft.
GARAGE: 24.8sq.m. 267sq.ft.
TOTAL: 207.5sq.m. 2234sq.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

