



35 Hellier Drive, Wombourne, Wolverhampton, WV5 8AH

BERRIMAN
EATON

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This is a executive detached family home occupying a private corner position within this popular cul de sac. There is a driveway suitable for parking several vehicles off road and an enclosed rear garden. The internal accommodation briefly comprises entrance hall, living room, dining room, playroom, fitted kitchen, conservatory and cloakroom to the ground floor. To the first floor there are four bedrooms, two with en-suite's and a family bathroom. The property benefits from central heating and double glazing.

EPC : TO FOLLOW
WOMBOURNE OFFICE

LOCATION

Hellier Drive stands on the fringe of Wombourne village amidst a collection of detached homes built by well known builders David Payne . Local amenities include a bank, eateries, award winning butchers, supermarket, dental surgeries, doctors surgeries and the village green boasts a cricket pitch, tennis courts and bowls green. The village is well served by primary schools and Wombourne High School with attached leisure centre. Local public transport gives access to nearby villages, towns and cities.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL has a composite door with double glazed window to the side, radiator and staircase rising to the first floor landing with storage beneath. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces with inset one and a half bowl and drainer with mixer tap. There are integrated appliances including double oven, 4 ring gas hob and fitted extractor; fridge and freezer and space for a washing machine and tumble dryer. There is a double glazed door to the side passage, double glazed window to the front elevation, radiator and door into the DINING ROOM, this has a double glazed walk in bay window to the rear elevation, radiator and door into the LIVING ROOM. This has a coal effect gas fire and surround, radiator and French doors onto the CONSERVATORY which has double glazed windows, polycarbonate roof, tiled floor and double glazed French doors onto the rear garden. There is a downstairs CLOAKROOM which has a low level WC, vanity wash hand basin and mixer tap and heated ladder towel rail. The PLAYROOM/SITTING ROOM (formerly the garage) has a double glazed window to the front elevation and radiator.

The staircase rises to the FIRST FLOOR LANDING which has loft access and an airing cupboard which houses the wall mounted central heating boiler. The PRINCIPAL BEDROOM has a double glazed window to the front elevation, fitted wardrobes, radiator and door into the EN-SUITE which has a shower cubicle, low level WC, pedestal wash hand basin, tiled walls, radiator and double glazed opaque window to the front elevation. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation, fitted wardrobes, radiator and door into the EN-SUITE which has a shower cubicle, low level WC, pedestal wash hand basin radiator and part tiling to the walls. DOUBLE BEDROOM 3 has a double glazed window to the rear elevation, radiator and ceiling fan. BEDROOM 4 has a double glazed window to the front elevation and radiator. The FAMILY BATHROOM has a coloured suite which comprises bath, wash hand basin, low level WC, double glazed opaque window to the side elevation and radiator.

OUTSIDE

To the front of the property there is a block paved driveway providing OFF ROAD PARKING, fenced boundary and side gated access. The REAR GARDEN has a paved patio, lawned area, planted border and fencing to the boundary.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND E – 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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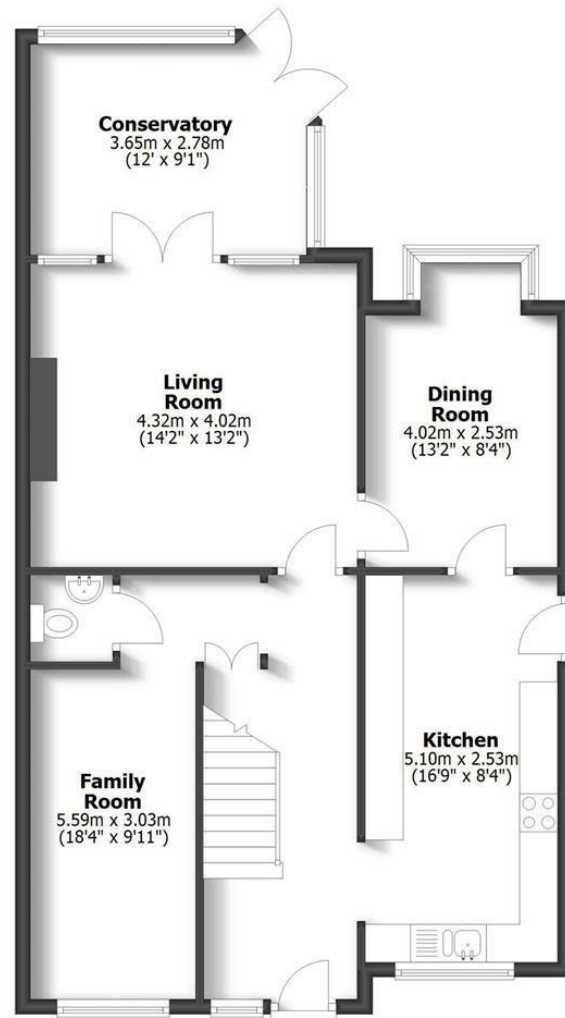
Offers In The Region Of
£465,000

EPC:

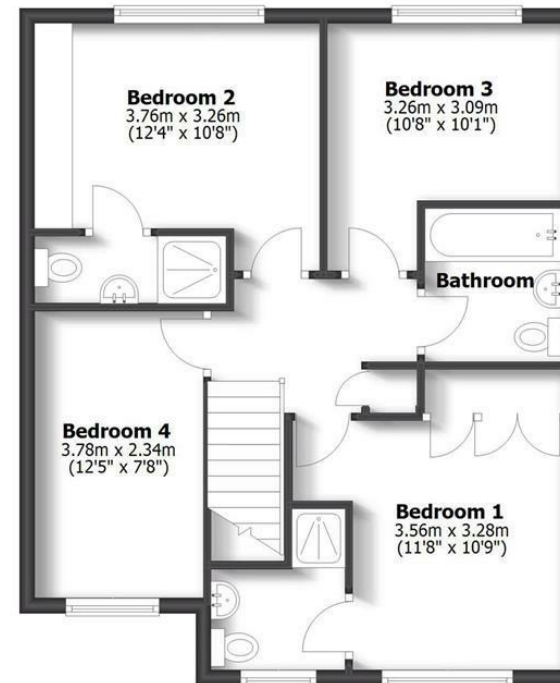
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



35 Hellier Drive Wombourne



Ground Floor



First Floor

TOTAL: 132.7sq.m. 1428sq.ft.

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

