



4 The Grange, Wombourne, Wolverhampton, WV5 9HX

BERRIMAN
EATON

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This is a detached family home occupying a corner position with off road parking, detached double garage and a private enclosed rear garden. The internal accommodation briefly comprises entrance hall, cloakroom/wc, living room, separate dining room and modern kitchen with integrated appliances. To the first floor there are four bedrooms with an en-suite to the principal bedroom and a family bathroom. The property benefits from central heating and double glazing.

EPC : TO FOLLOW
WOMBOURNE OFFICE

LOCATION

The Grange is a small and select cul-de-sac of similar properties standing just off Planks Lane which is within easy walking distance of the wide ranging facilities and amenities afforded by the popular and established village of Wombourne. There are shops, post office, library, doctors and dentists surgeries all set around the Village Cricket Green and there are Sainsbury's and Lidl supermarkets nearby on the Bridgnorth Road. Furthermore, the area is served by reputable schooling for all age groups with Westfield Community Primary School and Wombourne High within walking distance.

DESCRIPTION

This is a detached family home occupying a corner position with off road parking, detached double garage and a private enclosed rear garden. The internal accommodation briefly comprises entrance hall, cloakroom/wc, living room, separate dining room and modern kitchen with integrated appliances. To the first floor there are four bedrooms with an en-suite to the principal bedroom and a family bathroom. The property benefits from central heating and double glazing.

ACCOMMODATION

The ENTRANCE HALL is accessed through a UPVC double glazed door with opaque, leaded inserts with side panels, the staircase rises to the first floor landing and there is a radiator. The CLOAKROOM has a low level WC, vanity wash hand basin and mixer tap, spotlights, double glazed opaque leaded window to the side elevation and radiator. The KITCHEN is fitted with a high quality range of wall and base units with complementary granite work surfaces, inset single drainer sink unit and mixer tap, double glazed leaded windows to the front and side elevation and a UPVC double glazed door to the side. There are a range of integrated appliances including a Neff oven and microwave, induction hob and extractor, fridge, freezer and dishwasher. There are spotlights and a door into the DINING ROOM which has a double glazed window to the rear elevation, radiator and a door into the LIVING ROOM which has a double glazed bow window to the front elevation, double glazed French door to the rear garden, coal effect gas fire with stone fireplace, large understairs storage cupboard, two radiators, wiring for wall lights and a door back into the hall.

The staircase rises to the FIRST FLOOR LANDING which has a loft access, airing cupboard which houses the wall mounted central heating boiler. The PRINCIPAL BEDROOM has a double glazed leaded window to the front elevation, fitted wardrobes with overhead storage and matching bedside tables, radiator and door into the EN-SUITE SHOWER ROOM which has a cubicle, vanity wash hand basin with mixer tap, low level WC, heated ladder towel rail, double glazed opaque leaded window to the front elevation and tiled walls. DOUBLE BEDROOM 2 has a double glazed leaded window to the front elevation and radiator. DOUBLE BEDROOM 3 has a double glazed leaded window to the rear elevation and radiator. DOUBLE BEDROOM 4 has a double glazed leaded window to the rear elevation and radiator. The BATHROOM is fitted with a white suite which comprises bath with shower over, low level WC, wash hand basin and double glazed leaded window to the rear elevation.

OUTSIDE

To the front of the property is a hedged boundary with tarmac driveway with paved frontage and planted borders. There are double opening gates giving access to a DETACHED DOUBLE GARAGE which has an electronically operated roller shutter door and double glazed window to the side elevation. The REAR GARDEN has a paved patio area, raised lawn and established well planted borders with an ornamental pond and waterfall. There is a greenhouse to the side and side access to the front.

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
£460,000

EPC:

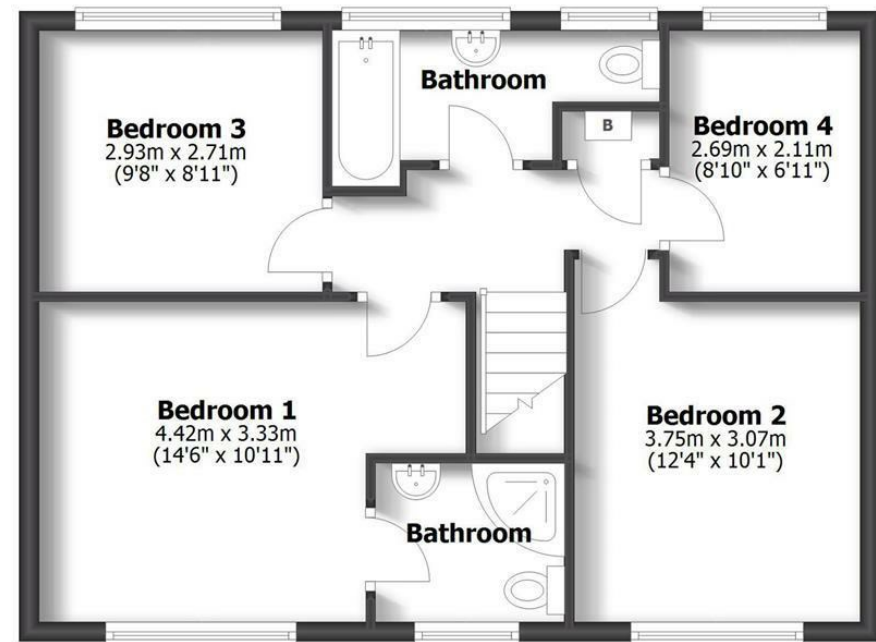
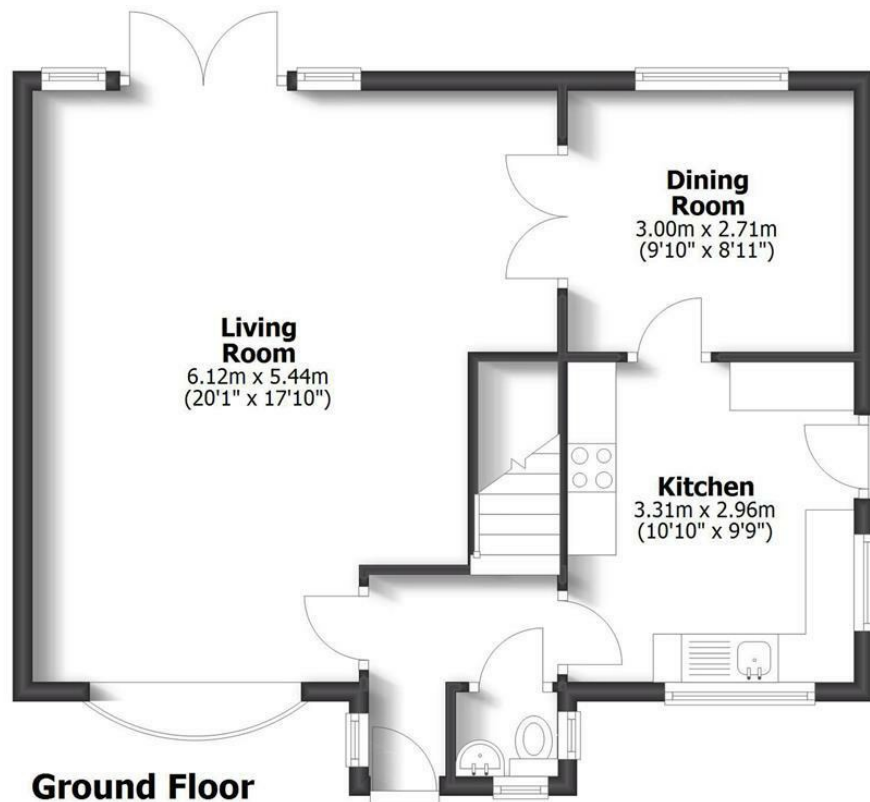
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



4 The Grange Wombourne

TOTAL: 106.5sq.m. 1147sq.ft.

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



First Floor

