



9 Bankside, Wombourne, Wolverhampton, South Staffordshire, WV5 8BE

BERRIMAN
EATON

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This is a lovely two bedroom end terraced property with off street parking to the front as well as additional parking to the side in a private parking area. The internal accommodation briefly comprises fitted kitchen, lounge and conservatory to the ground floor. To the first floor there are two double bedrooms and a shower room. The property benefit from central heating and double glazing.

EPC : C
WOMBOURNE OFFICE

LOCATION

Bankside is located in a popular area of Wombourne village with easy access to the canal for walking enthusiasts. Local amenities can be found nearby and include a variety of shops, library, doctors, dentist, leisure centre and library. There are regular transport links to Wolverhampton, Dudley and Stourbridge. Wombourne has a great selection of schooling with Westfield Community Primary School and St Bernadette's Catholic Primary close being the closest. Wombourne High School is also within walking distance. There are also two Supermarket's Sainsbury's and Lidl situated nearby.

DESCRIPTION

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ACCOMMODATION

A composite entrance door with opaque glazed and leaded inserts opens into the ENTRANCE HALL with radiator and staircase with wooden balustrades rising to the first floor landing. A door opens into the KITCHEN which is fitted with a range of wall and base units with complementary work surfaces and tiled splashback, inset induction hob, integrated oven, chimney extractor, Franke single drainer sink unit with mixer tap, wall-mounted central heating boiler, plumbing and space for a washing machine, space for a fridge and freezer, double glazed window to the front elevation and spotlights. The LOUNGE has a radiator and double glazed sliding patio doors onto the double glazed CONSERVATORY with sliding patio door, polycarbonate roof and wooden flooring.

The staircase rises to the first floor LANDING with loft access. The BATHROOM is fitted with a white suite which comprises bath with shower over, pedestal wash hand basin and mixer tap, low level WC, vertical radiator, spotlights and part tiling to the walls. BEDROOM 1 has a double glazed window to the rear elevation and radiator. BEDROOM 2 has a double glazed window to the front elevation and radiator and fitted storage cupboard over the stairwell with radiator and hanging rail.

OUTSIDE

The property is approached over a tarmac driveway with gravelled foregarden and there is further parking for three vehicles to the side as well as gated access into the REAR GARDEN. This has a paved patio area lawn with planted borders and a further slatted patio to the rear with space for a shed and fencing to the boundary.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – 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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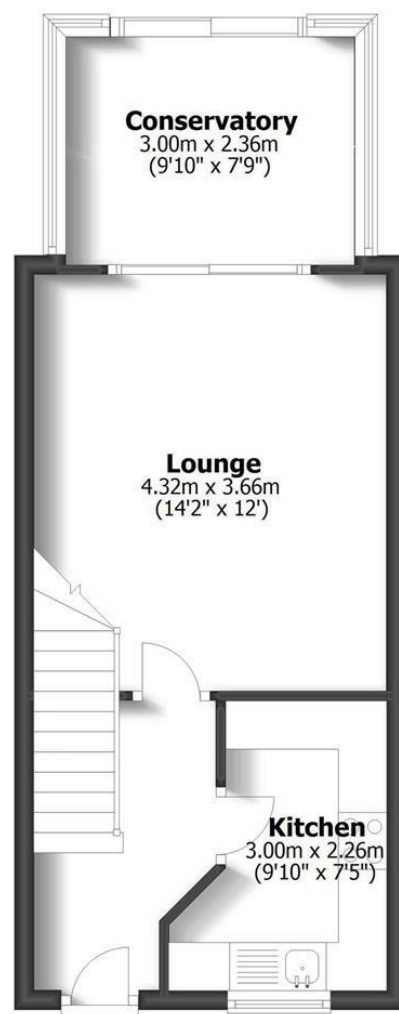
Offers In The Region Of
£250,000

EPC: C

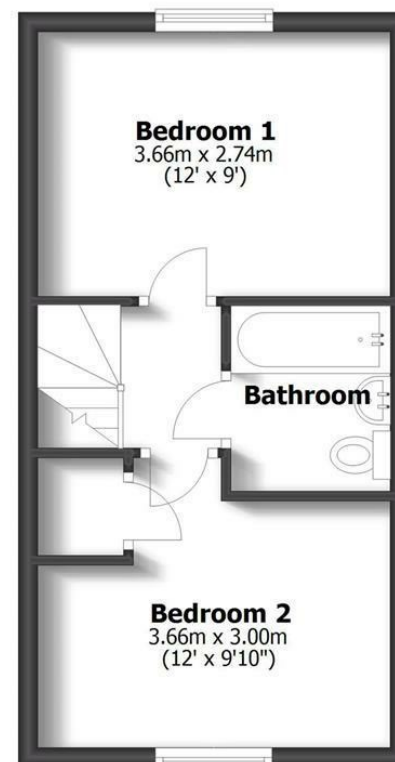
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



9 Bankside Wombourne



Ground Floor



First Floor

TOTAL: 61.7sq.m. 664sq.ft.

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

