



18 Brindley Close, Wombourne, Wolverhampton, WV5 8HJ

BERRIMAN  
EATON



# 18 Brindley Close, Wombourne, Wolverhampton, WV5 8HJ

This is an extended and immaculately presented detached family home occupying a corner position at the end of the cul de sac. There is a generous driveway for multiple vehicles, garage and enclosed private rear garden. The internal accommodation briefly comprises porch, entrance hall, cloakroom, living room, sitting room, breakfast kitchen, dining room and utility to the ground floor. To the first floor there are four generous bedrooms and a modern bathroom. The property benefits from central heating and double glazing.

EPC : C  
WOMBOURNE OFFICE

## LOCATION

Brindley Close is a cul de sac situated at the top of the Poolhouse Farm Estate. There is excellent access to the Bridgnorth Road which gives convenient access to Sainsburys and Lidl Supermarkets. There are a wealth of shops and facilities in Wombourne Village which is nearby and includes doctors, dentist and post office. There is also access to the Wombrook which gives stunning walks and links conveniently to the Canal and Railway systems.

## DESCRIPTION

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## ACCOMMODATION

The PORCH is double glazing with a sliding patio door giving access via a UPVC double glazed door into the ENTRANCE HALL, the staircase rises to the first floor landing with storage cupboard beneath and metal balustrades. The CLOAKROOM has a low level WC, vanity wash hand basin and mixer tap, double glazed opaque window to the front elevation and tiling to the walls and floor. The LIVING ROOM has a large media room with inset fire, double glazed leaded bay window to the front elevation and radiator. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces with inset single drainer sink unit with mixer tap. There are a range of integrated appliances including Neff double oven, Neff induction hob and fitted extractor; dishwasher. There is space for fridge freezer. There is spotlights, double glazed window to the rear elevation and door into thew SITTING ROOM, this has double glazed French doors onto the garden and radiator. From the kitchen there is access into the GARAGE which has a roller shutter door and a wall mounted central heating boiler. The DINING ROOM has double glazed French doors onto the rear garden, double glazed lantern ceiling and door into the UTILITY, this has fitted work surface with inset single drainer sink unit and mixer tap, space and plumbing beneath for a washing machine, double glazed door and double glazed windows to the rear and side.

The staircase rises to the FIRST FLOOR LANDING which has metal balustrades, double glazed opaque window to the side elevation, loft access and radiator. The BATHROOM is fitted with a white suite which comprises bath, separate shower cubicle, low level WC, vanity wash hand basin and mixer tap, double glazed opaque window to the side elevation, tiled walls and flooring and decorative radiator. The PRINCIPAL BEDROOM has a double glazed leaded window to the front elevation, vaulted ceiling with spotlights, fitted wardrobes with sliding mirrored doors, and radiator. DOUBLE BEDROOM 2 has double glazed window to the rear elevation and radiator. DOUBLE BEDROOM 3 has a double glazed window to the rear elevation and radiator. BEDROOM 4 has a double glazed window to the rear elevation and radiator.

## OUTSIDE

The property has a block paved and gravelled driveway proving off road parking for multiple vehicles and gives access to the entrance and garage with a fence to the boundary. The REAR GARDEN has a full width paved patio area with an astro turf lawn and fencing to the boundary with a private aspect.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND E – Wolverhampton  
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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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

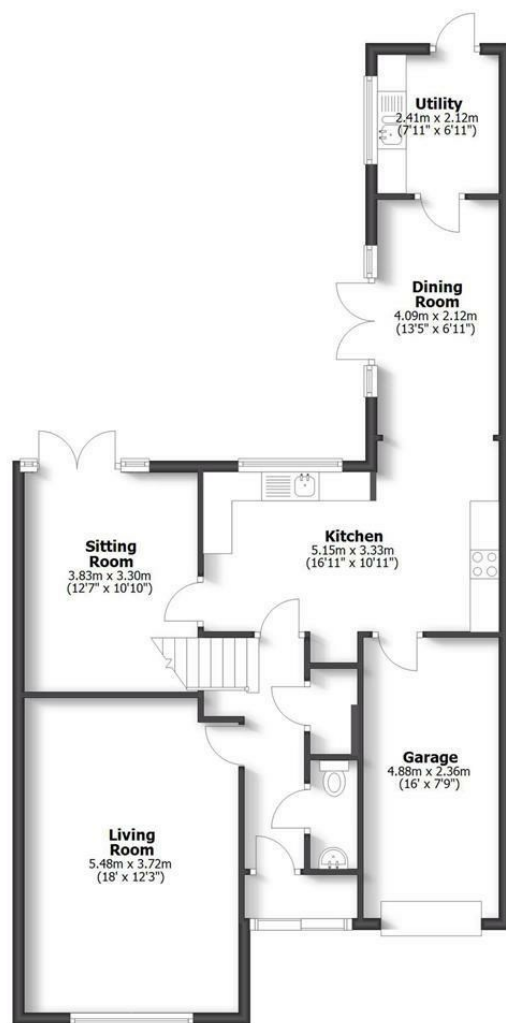
Offers In The Region Of  
£465,000

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.



## 18 Brindley Close Wombourne



Ground Floor



First Floor

HOUSE: 126.3sq.m. 1359sq.ft.  
GARAGE: 11.5sq.m. 124sq.ft.  
**TOTAL: 137.8sq.m. 1483sq.ft.**

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



