



5 Bumblehole Meadows, Wombourne, Wolverhampton, WV5 8BG

BERRIMAN  
EATON



# 5 Bumblehole Meadows, Wombourne, Wolverhampton, WV5 8BG

This is a modern, detached family home with off road parking, integral garage and a charming rear garden with the benefit of a jetty on the Canal. The internal accommodation briefly comprises entrance hall, living room, dining room, breakfast kitchen, utility and downstairs WC to the ground floor. To the first floor there are three generous bedrooms, en-suite to the principal bedroom and family bathroom. The property benefits from central heating and double glazing.

EPC : TO FOLLOW  
WOMBOURNE OFFICE

## LOCATION

Bumblehole Meadows is a popular location situated just off Ounsdale Road. It has excellent access to both Wombourne High School and Westfield Community Primary School, both of excellent repute. The property has enviable access to the Canal systems giving beautiful walks and leading to the Railway Walk. There are a variety of shops in the Village with Doctors, dentists, Post Office to name but a few, with convenient access to Sainsburys and Lidl Supermarkets.

## DESCRIPTION

This is a modern, detached family home with off road parking, integral garage and a charming rear garden with the benefit of a jetty on the Canal. The internal accommodation briefly comprises entrance hall, living room, dining room, breakfast kitchen, utility and downstairs WC to the ground floor. To the first floor there are three generous bedrooms, en-suite to the principal bedroom and family bathroom. The property benefits from central heating and double glazing.

The ENTRANCE HALL has a composite door with opaque inserts, double glazed window to the front elevation and radiator. The LIVING ROOM has a double glazed window to the front elevation, gas fire and surround, radiator, stairs to the first floor with wooden balustrades and access into the DINING ROOM, which has a double glazed patio door to the garden and radiator. The KITCHEN has a range of wall and base units with complementary work surfaces, inset one and a half sink and drainer with mixer tap. There is an integrated oven with hob and extractor, space for a fridge, double glazed window to the rear garden, radiator and door into the UTILITY. This has a fitted worksurface with plumbing and space for a washing machine beneath, composite door with double glazed insert to the rear garden and understairs storage cupboard. The CLOAKROOM has a low level WC. Wash hand basin, radiator and double glazed opaque window to the side elevation.

The staircase rises to the FIRST FLOOR LANDING which has wooden balustrades, loft access, airing cupboard over the stair recess and double glazed opaque window to the side elevation. The BATHROOM is fitted with a coloured suite which comprises bath with shower over, pedestal wash hand basin and low level WC, part tiling to the walls, radiator and double glazed opaque window to the side elevation. The PRINCIPAL BEDROOM has a double glazed window to the rear elevation, radiator and door into the EN-SUITE which has a walk in cubicle, wash hand basin and mixer tap, low level WC, heated ladder towel rail, spotlights, tiling to the walls and double glazed opaque window to the rear elevation. DOUBLE BEDROOM 2 has a double glazed window to the front elevation, radiator and fitted wardrobes with sliding mirrored doors. DOUBLE BEDROOM 3 has a double glazed window to the front elevation and radiator.

## OUTSIDE

To the front of the property there is a tarmac drive providing off road parking and giving access to the integral GARAGE. There is a lawn, planted border and side gated access to the REAR GARDEN. This has an elevated patio with wooden pergola, well stocked and planted borders and a gate which gives access to a sloped lawn and steps leading down to the canal and giving access to the jetty. There is an enclosed fence to the border.

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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### Bridgnorth Office

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### Wombourne Office

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### Lettings Office

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### Worcestershire Office

01562 546969

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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Offers In The Region Of  
£350,000

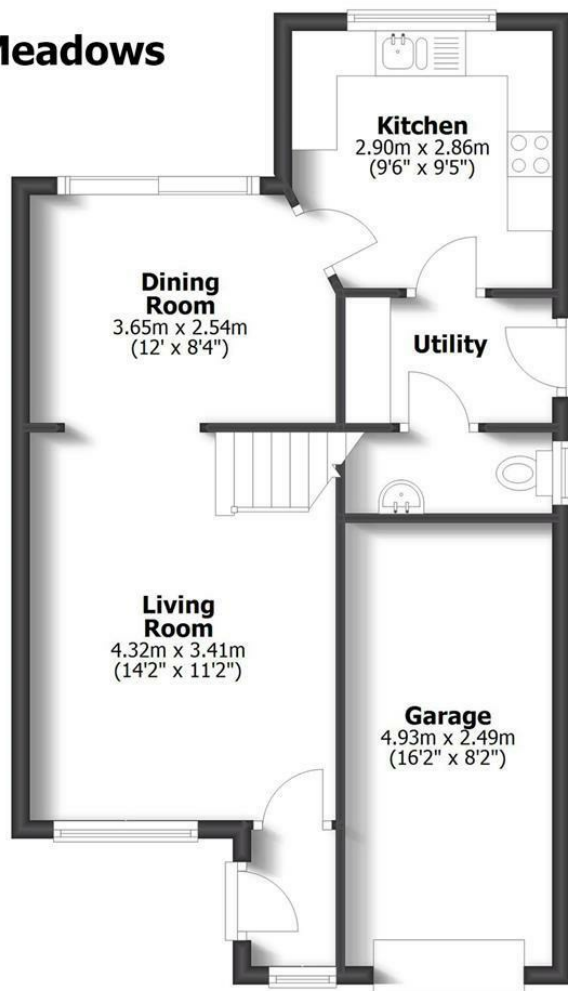
EPC:

**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.

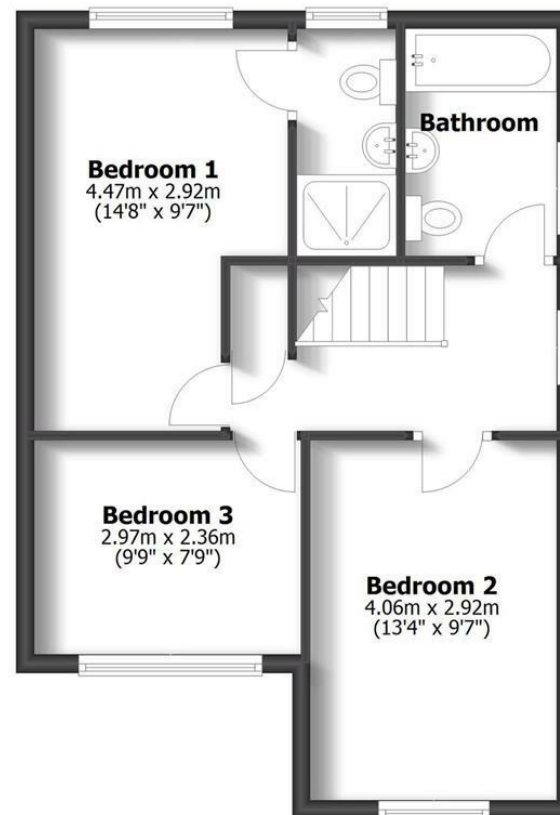


## 5 Bumblehole Meadows

Wombourne



**Ground Floor**



**First Floor**

HOUSE: 85.2sq.m. 917sq.ft.  
GARAGE: 12.3sq.m. 132sq.ft.  
**TOTAL: 97.5sq.m. 1049sq.ft.**

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



