



27 Gittins Park, Wombourne, Wolverhampton, WV5 0NR

BERRIMAN
EATON

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Gittins Park is a mid-terraced property which benefits from off road parking for two vehicles and an enclosed rear garden. The internal accommodation briefly comprises entrance hall, cloakroom, living room and fitted kitchen to the ground floor. To the first floor there are three generous bedrooms and a family bathroom. The property benefits from central heating and double glazing.

WOMBOURNE OFFICE
EPC: B

LOCATION

Beggars Bush is a modern Estate built by Bovis Homes in 2021. The Estate is situated just off Beggars Bush and is within walking distance of Wombourne Village. The Village has a range of facilities and amenities including doctors, dentist, hair dressers, barbers, shops, library and post office. There are leisure facilities and activities to suit a broad spectrum which embraces Village life. The closest primary school is Blakeley Heath which can be found on Sytch Lane. There are regular buses in and out of the Village serving neighbouring towns and Cities such a Wolverhampton, Dudley and Stourbridge.

DESCRIPTION

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ACCOMODATION

The ENTRANCE HALL is accessed through a composite door with double glazed opaque panels, the staircase rises to the first floor landing with wooden balustrades and storage beneath; and radiator. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset one and a half bowl and drainer with mixer tap and double glazed window to the front elevation. There is space and plumbing for a washing machine and fridge freezer. There is an integrated oven with four ring gas hob and extractor and a wall mounted central heating boiler. The LIVING ROOM has a double glazed door and window to the rear garden, electric fire and radiator.

The staircase rises to the FIRST FLOOR LANDING which has a loft access. The BATHROOM is fitted with a white suite which comprises bath with shower over and screen, low level WC, pedestal wash hand basin, heated ladder towel rail, tiled floor and fitted extractor. DOUBOLE BEDROOM 1 has two double glazed windows to the front elevation and radiator. DOUBLE BEDROOM 2 has double glazed window to the rear elevation and radiator. BEDROOM 3 has a double glazed window to the rear elevation and radiator.

OUTSIDE

The property can be found along a private driveway serving only a handful of people with a private aspect to the front. There is a tarmac DRIVEWAY providing off road parking for two vehicles and a pedestrian passage which gives rear access into the rear garden and serves only this property. The REAR GARDEN has a patio with a path leading to the rear gate, lawn area, planted borders and a fence to the boundary.

SHARED OWNERSHIP

This can be offered as a shared ownership property with a 40% share at a price of £108,000. For the shared percentage, prospective purchasers must be local to the area and must be approved by Bromford Housing Association. The lease term has 123 years remaining. The charges including ground rent £410.73, the service charge is £40.61. Buildings Insurance is £19.32. The Management fee is £7.29 and the Reserves fund is £24.18.

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.
TENURE This is a FREEHOLD PROPERTY

Broadband – Ofcom checker shows Standard / 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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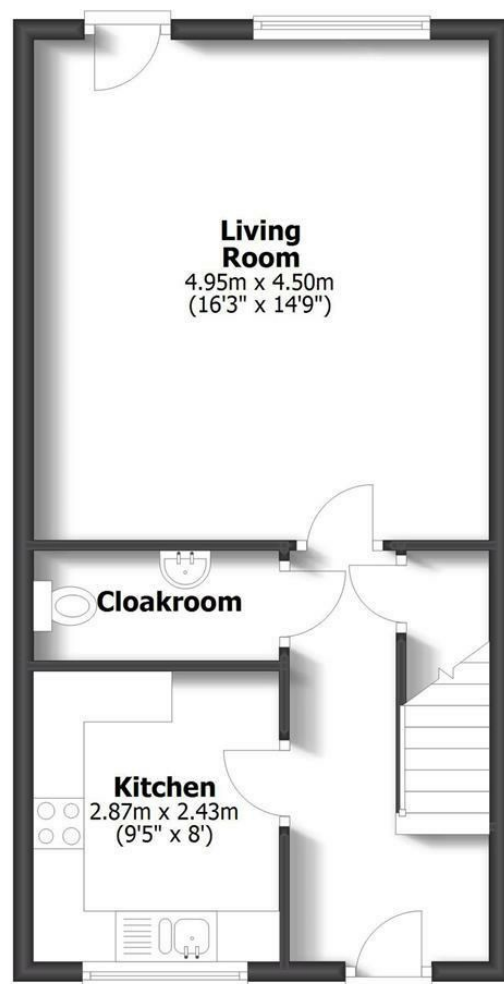
£270,000

EPC: B

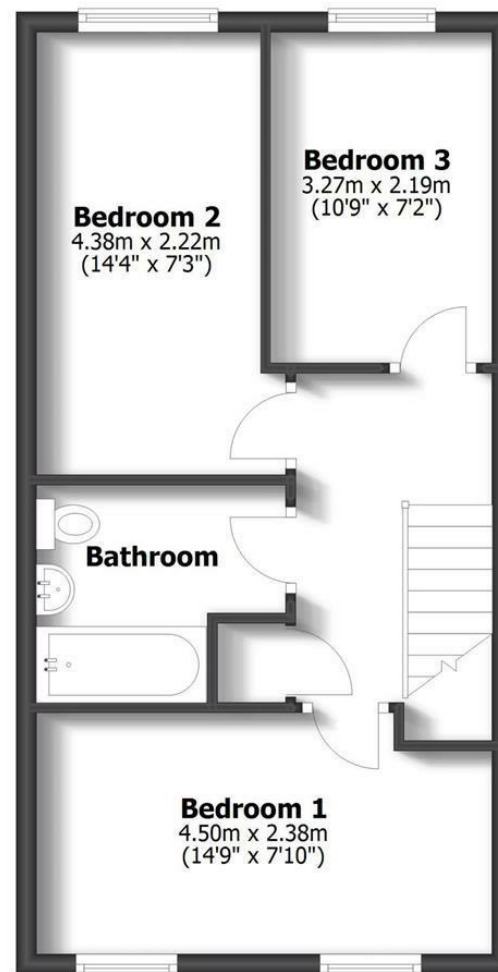
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



27 Gittins Park Wombourne



Ground Floor



First Floor

TOTAL: 82.0sq.m. 883sq.ft.

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

