



Warren Garth, 78 Orton Lane, Wombourne, South Staffordshire, WV4 4XB

BERRIMAN
EATON





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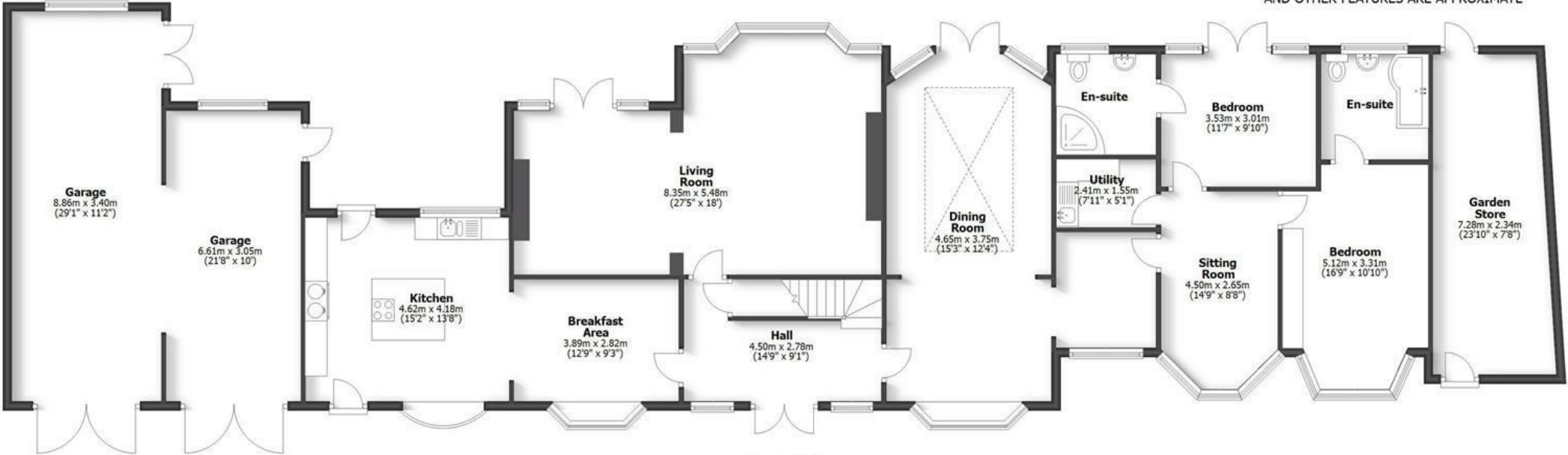
Warren Garth is an exceptional family home standing in a sought after South Staffordshire location with substantial level grounds to both front and rear and a delightful tree studded back drop.

EPC : C
WOMBOURNE OFFICE

78 Orton Lane
Wolverhampton

HOUSE: 244.7sq.m. 2637sq.ft.
GARAGE: 69.7sq.m. 750sq.ft.
TOTAL: 314.4sq.m. 3387sq.ft.

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



Ground Floor



First Floor

LOCATION

Warren Garth is located in one of the most prestigious residential addresses within the Wombourne area and lies within easy reach of the excellent local facilities available within the Village together with easy access to the more extensive amenities of Wolverhampton City Centre itself. Motor communications are provided by the A449 Stourbridge, Wolverhampton, Stafford Road and the M5, M6 and M54 motorways which facilitate travel to Shrewsbury, Telford, Birmingham and the whole of the industrial West Midlands. Furthermore, the area is well served by schooling for all age groups. For dog walkers and nature enthusiasts there are picturesque walks along Pickerills Hill and the Railway walk which are close by.

DESCRIPTION

Warren Garth is an exceptional family home standing in a sought after South Staffordshire location with substantial level grounds to both front and rear and a delightful tree studded back drop.

ACCOMMODATION

The ENTRANCE HALL has a bespoke wooden French door with opaque inserts, two double glazed windows either side, staircase rising to the first floor landing with large storage cupboard beneath, parquet flooring and door into the BREAKFAST ROOM which has double glazed leaded window to the front elevation, fitted storage cupboard with integrated fridge, tiled floor and which lies adjacent to the FAMILY KITCHEN. This is fitted with a traditional range of wall and base units with complementary work surfaces, inset one and a half sink and drainer with mixer tap, central island, fitted gas AGA, ceramic hob, integrated fridge, double glazed windows to the front and rear, spotlights, tiled floor, doors leading to the front and rear. The LIVING ROOM is excellently proportioned and has double glazed French doors onto the rear garden, double glazed window to the rear elevation, decorative brick fireplace, additional fireplace with gas log burner, recessed glass display cabinet and four radiators. The DINING ROOM is a generous size and has a glass roof, double glazed French doors onto the rear garden, two double glazed leaded windows to the front elevation and four radiators. The SITTING ROOM has a double glazed leaded window to the front elevation and radiator. There is a UTILITY ROOM which has wall and base units with fitted work surfaces and inset single drainer sink, wall mounted central heating boiler and tiled floor. There is a spacious DOUBLE BEDROOM double glazed French doors onto the garden, spotlights, radiator and a door into the EN-SUITE SHOWER ROOM which comprises a white suite with cubicle, low level WC, pedestal wash hand basin and mixer tap, double glazed opaque window to the rear elevation, spotlights and heated ladder towel rail. DOUBLE BEDROOM 2 has a double glazed leaded window to the front elevation, range of fitted wardrobes with mirrored doors, radiator and door into the EN-SUITE BATHROOM which comprises of a white suite with a bath with shower over and glazed screen, pedestal wash hand basin and mixer tap, low level WC, loft access, heated ladder towel rail, double glazed opaque window to the rear elevation and spotlights.

The staircase rises to the FIRST FLOOR LANDING which has a large picture window with window seat storage, linen cupboard with fitted shelving and double glazed window to the front elevation and loft access. The GUEST WC has a low level WC, vanity wash hand basin with mixer tap, double glazed opaque leaded window to the front elevation and radiator. The FAMILY BATHROOM is fitted to an excellent standard with stylist fitments which comprise a walk in cubicle with multi headed shower, bath, low level WC, "His & Hers" vanity wash hand basins with mixer taps, double glazed opaque leaded window to the front elevation, heated ladder towel rail and spotlights. The PRINCIPAL BEDROOM on the first floor has double glazed window to the rear elevation, part panelled wall, fitted wardrobes and radiator. DOUBLE BEDROOM 4 has a double glazed window to the rear elevation and radiator. DOUBLE BEDROOM 5 has double glazed windows to the front and rear elevations, radiator, fitted bedroom furniture including wardrobes, overhead storage, dressing table and drawers.

OUTSIDE

The property occupies an enviable plot with a private gated frontage with carriage driveway with central planted island, there are expansive lawns to both sides and generous off road parking for multiple vehicles with a hedged boundary. The DOUBLE TANDEM GARAGE has two double wooden doors, mechanics pit, additional wall mounted central heating boiler and double doors onto the rear garden. The REAR GARDEN has a large full width patio with a large lawn which undulates into the woodland with secret steps leading to a path hidden within the Woods. There are established bushes, shed and an additional GARDEN STORE with doors leading to the front and rear.

We are informed by the Vendors that all mains services are connected, with the addition of a solar panel for heating domestic water.

COUNCIL TAX BAND G – 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 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 is rated as very low.

Offers In The Region Of £1,150,000

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.







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