



8 Banbery Drive, Wombourne, Wolverhampton, WV5 0AH

BERRIMAN
EATON

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This is a detached family home which has been extensively improved upon during the current owners tenure and offers stylishly presented open plan accommodation to the ground floor and generous bedrooms upstairs. There is a driveway providing off road parking and a landscaped rear garden. The internal accommodation briefly comprises entrance hall, sitting room (formerly the garage), open plan kitchen, dining and family room with separate laundry and cloakroom with WC to the ground floor. To the first floor there are three double bedrooms and a modern family bathroom. The property benefits from central heating and double glazing.

EPC : C
WOMBOURNE OFFICE

LOCATION

Banbery Drive is a quiet cul-de-sac situated off the Bridgnorth Road which is within convenient travelling distance of the fashionable village of Wombourne with its range of facilities including shopping, a library, doctors and dentist surgeries and eateries. There are regular bus services available on Common Road giving convenient access to the more extensive amenities afforded by Wolverhampton City Centre, Dudley and Stourbridge. Furthermore, the area is well served by a variety of reputable schools for all age groups.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL has a solid oak door with double glazed opaque inserts, staircase rising to the first floor landing, vertical radiator, wiring for wall lights, spotlights and storage cupboard. The SITTING ROOM has two double glazed windows to the front elevation, panelling to the walls, vertical radiator and spotlights. The LIVING AREA has a log burner, wooden floor and wiring for wall lights. The DINING AREA has a vaulted ceiling with double glazed skylights, two double glazed panels to the rear elevation, double glazed French doors to the garden and vertical radiator. The KITCHEN AREA is fitted with a range of wall and base units with complementary work surfaces, inset one and a half bowl with drainer and mixer tap. There are a range of integrated appliances including double Neff oven, 5 ring gas hob with fitted extractor, fridge, dishwasher and wine cooler. There is a double glazed window to the rear elevation, vertical radiator and tiled splashback. There is wooden flooring throughout this area. The LAUNDRY is fitted with a range of wall and base units with fitted worksurface, circular sink with mixer tap, wall mounted central heating boiler, plumbing and space for a washing machine and tumble dryer, tiled splashback and radiator. The CLOAKROOM has a low level WC, wash hand basin with mixer tap and spotlights.

The staircase rises to the FIRST FLOOR LANDING which has loft access and a large airing cupboard with shelving. The BATHROOM is fitted with a white suite which comprises a roll edged bath with suspended shower head above and hand held shower attachment, vanity wash hand basin with mixer tap and incorporating the low level WC, double glazed opaque window to the rear elevation, heated ladder towel rail, tiling to the walls and flooring. DOUBLE BEDROOM 1 has a double glazed window to the rear elevation, radiator, panelled wall and fitted wardrobe with mirrored door. DOUBLE BEDROOM 2 has double glazed window to the front elevation, spotlights and radiator. DOUBLE BEDROOM 3 has a double glazed window to the front elevation, storage cupboard, fitted wardrobe and radiator.

OUTSIDE

To the front of the property there is a concrete imprint DRIVEWAY providing off road parking for several vehicles. The REAR GARDEN has a paved patio area with a couple of steps leading to a lawned area with raised planted borders, rear patio area with hardstanding for a shed and enclosed with a fence.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND D – 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 date coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>
The long term flood defences website shows very low

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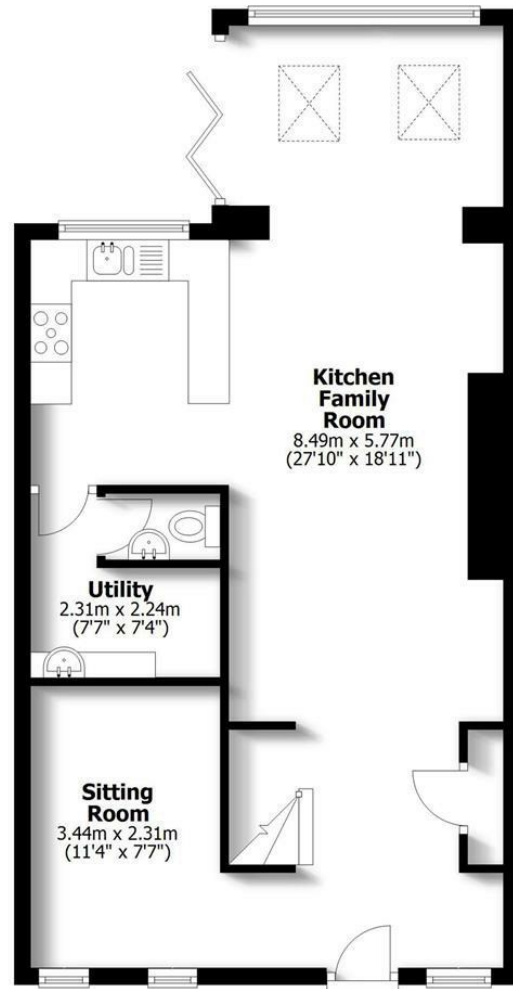
Offers In The Region Of
£440,000

EPC: C

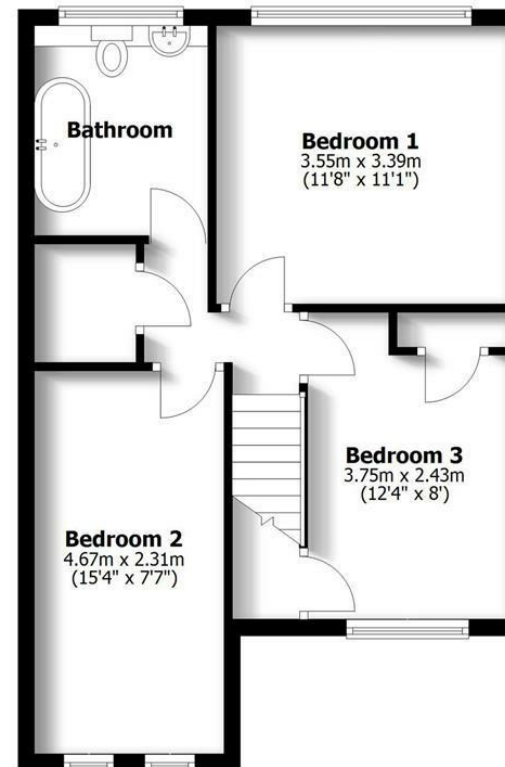
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



8 Banbery Drive Wombourne



Ground Floor



First Floor

TOTAL: 105.7sq.m. 1138sq.ft.

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

