



13 The Broadway, Wombourne, Wolverhampton, WV5 0HU

BERRIMAN
EATON

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13 The Broadway is a very well presented bungalow with an enclosed carport, driveway and an enclosed south facing rear garden. The internal accommodation briefly comprises living room, fitted kitchen, utility room, two bedrooms and a modern shower room. The property benefits from central heating, double glazing and no upward chain. (WOMBOURNE OFFICE)
EPC: D

LOCATION

The Broadway is a popular residential location situated off Common Road within walking distance of Wombourne village centre with its wide variety of local shops, facilities and amenities. There is a regular bus route on nearby Common Road which allows access into the Village as well as the neighbouring towns and Cities such as Wolverhampton, Stourbridge, Dudley and the Merry Hill Centre. There is a good selection of reputable schools for all ages along with a well equipped Leisure Centre and a supermarket located on Bridgnorth Road.

DESCRIPTION

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ACCOMMODATION

Access is through the garage which has double opening doors. The side ENTRANCE HALLWAY is accessed via a wooden stained glass door and has a radiator and loft access via pull down ladder. The refitted SHOWER ROOM has a double walk-in cubicle with electric shower, vanity wash hand basin and low level W.C. There is a radiator, single glazed opaque window to the side elevation, tiled walls and a storage cupboard housing the Baxi wall mounted central heating boiler. BEDROOM ONE has a range of fitted wardrobes, matching bedside tables and a dressing table. Radiator, coved ceiling and a double glazed bay window with decorative top openers to the front elevation. BEDROOM TWO has fitted wardrobes, radiator, coved ceiling and a double glazed window with decorative top openers to the front elevation. The LIVING ROOM has a brick feature fireplace with brick media shelf and space for an electric fire, radiator, coved ceiling and a walk-in double glazed bay window to the rear elevation, radiator, wall light points The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset 1½ bowl sink unit with mixer tap, space for oven, tiled walls, coved ceiling and a double glazed window to the rear elevation. There is a wooden stable door giving access to the rear part of the garage which is being used as a UTILITY and has complementary wall and base units with work surfaces, double glazed opaque window and a wooden door with double glazed inserts leading to the rear garden.

OUTSIDE

The property has a concrete driveway providing off road parking and gives access to the garage and is flanked by a large lawned foregarden. The rear garden is south facing and has a full width paved patio area with steps up to the large lawn area with flower and herbaceous borders and decoratively planted central area. The garden is enclosed by fencing and conifer hedge to the boundary and has hard standing for two sheds.

TENURE

FREEHOLD

SERVICES

We are informed by the Vendors that all main services are installed.

COUNCIL TAX

BAND C – South Staffordshire DC

POSSESSION

Vacant possession will be given on completion.

VIEWING

Please contact the Wombourne office.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

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Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£310,000

EPC: D

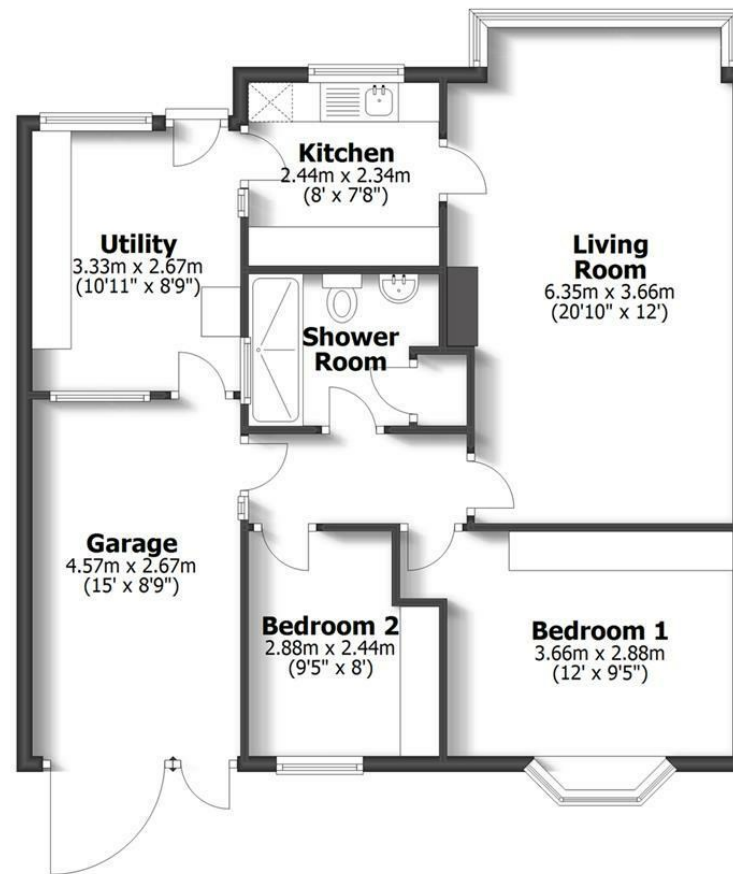
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



13 The Broadway
Wombourne

HOUSE: 55.7sq.m. 599sq.ft.
GARAGE / UTILITY: 21.3sq.m. 230sq.ft.
TOTAL: 77.0sq.m. 829sq.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

