



2 Westfield Drive,
WOMBOURNE VILLAGE, WV5 8DT

Taylor's

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Price: £450,000 - NO UPWARD CHAIN

A MODERN AND SUBSTANTIAL DETACHED BUNGALOW, exceptionally well placed, forming part of a small exclusive development which enjoys a private driveway approach. The accommodation is **EXTREMELY SPACIOUS** and **WELL PRESENTED** throughout, includes **BRAND NEW CARPETS** and a recently installed Worcester **BOSCH** combination boiler (installed in early 2024). The accommodation includes **GAS CENTRAL HEATING**, **UPVC DOUBLE GLAZING** and comprises: entrance porch, reception hall, large lounge with a walk-in bay window, separate dining room with French doors to the **LARGE CONSERVATORY**, breakfast kitchen with built-in appliances, **THREE BEDROOMS**, **ENSUITE SHOWER ROOM** and main bathroom. The property is set back beyond the landscaped front garden with **LARGE FRONT/SIDE BLOCK PAVED DRIVEWAY**, **DETACHED GARAGE** and to the rear is the **LARGE BEAUTIFULLY LANDSCAPED GARDEN** which enjoys a sunny and private rear aspect. The bungalow is well placed for local amenities including schools, regular public transport services and is within easy reach for the heart of Wombourne Village Centre which offers a good selection of friendly shops, restaurants and pubs. Wombourne also benefits from a Sainsburys supermarket and there is easy access to Wolverhampton City Centre and surrounding towns and villages. Available for sale with **NO UPWARD CHAIN**.

THE ACCOMMODATION

ENTRANCE PORCH: Entered via a UPVC double glazed door having UPVC double glazed windows either side and tiled floor.

RECEPTION HALL: With loft access hatch, radiator and **BUILT-IN CLOAKS CUPBOARD**.

LARGE LOUNGE 16' 2" x 12' 2": Including a UPVC double glazed walk-in bay window to the front, feature fireplace and two radiators.

SEPARATE DINING ROOM 9' 10" x 8' 9": With UPVC double glazed French doors to the conservatory and radiator.

CONSERVATORY 9' 8" x 8' 8": Having UPVC double glazed French doors to the rear garden, UPVC double glazed windows upon three sides and tiled floor.

BREAKFAST KITCHEN 13' 3" x 8' 9": Appointed with a range of oak wood style units with surmounted work tops including a sink drainer unit with mixer tap, **INTEGRATED HOB**, **COOKER HOOD**, **INTEGRATED OVEN**, base and wall cabinets, breakfast bar, tiled floor and a UPVC double glazed window to the side, UPVC double glazed door to the side driveway and radiator.

BEDROOM ONE 11' 6" x 10' 2" maximum measurements: With UPVC double glazed window to the front, radiator, fitted wardrobes and

GENERAL INFORMATION

As the sellers estate agents we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may effect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquires before making any transactional decisions.

TENURE

The vendors advise the property is **FREEHOLD**. Taylor's would stress that they have **NOT** checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor.

COUNCIL TAX BAND E.

FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included within the sale price. **The fitted carpets, curtains, light fittings and other items (if any), are included.** Taylor's have **NOT** tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

VIEWING

By arrangement through **KINGSWINFORM OFFICE (01384)**





door to:

ENSUITE SHOWER ROOM 8' 3" x 3' 10" : Including a shower cubicle, low level flush WC, pedestal wash basin, radiator, UPVC double glazed window to the side and tiled floor.

BEDROOM TWO 11' 6" x 8' 9" maximum: With a UPVC double glazed window to the side, FITTED WARDROBES and radiator.

BEDROOM THREE 8' 1" x 6' 7": With a UPVC double glazed window to the front and radiator.

BATHROOM 8' 3" x 5' 7" maximum: Including the bath, pedestal wash basin, low level flush WC, a UPVC double glazed window to the side, tiled floor, radiator and BUILT-IN STORAGE which houses the Worcester combination boiler which was installed in 2024.

OUTSIDE

The property forms part of a small exclusive development is approached via a private driveway the maintenance of which is shared equally between all residents. The property enjoys a LARGE BLOCK PAVED DRIVEWAY which continues alongside the bungalow (via double gates) to the:

DETACHED SINGLE GARAGE 18' 10" x 8' 2": Entered via an up-and-over door, having light points, power points and door to the rear garden.

LANDSCAPED REAR GARDEN: Including a paved patio area with cold water tap and gated side access off, there is a large central patio area with circular feature paving, side borders and the garden enjoys a private and sunny rear aspect.



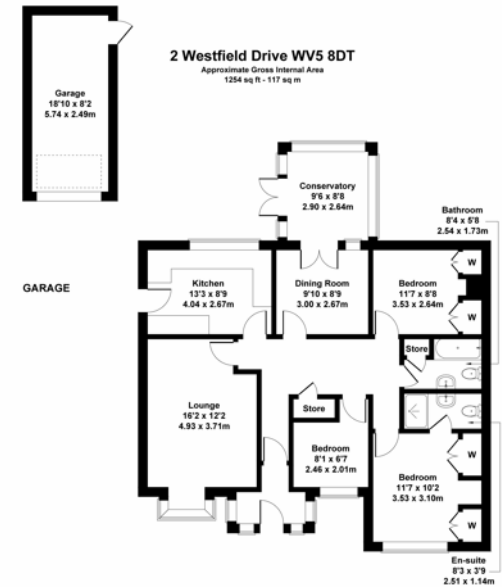
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CONSUMER PROTECTION REGULATIONS 2008

These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Taylors branch for advice or confirmation on any points.

PLANNING PERMISSION/ BUILDING REGULATIONS

Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 D
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Not to Scale, Produced by The Plan Portal 2024 For Illustrative Purposes Only.

EPC - Interested parties may request a copy of the full Energy Performance Certificate (EPC) from any of our offices. Such can be provided free from any charge. TAKS 11881

Agents contact details:
 818 High Street,
 KINGSWINFORD,
 DY6 8AA
 t. 01384 401777
 f.01384 400686
 e. kingswinford@taylorsestateagents.co.uk

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