



9 Furnace Close, Wombourne, Wolverhampton, WV5 0PB

BERRIMAN
EATON

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This is a charming two bedroom semi-detached which has been beautifully presented during the course of the owners tenure. It benefits from off road parking on a spur driveway, enclosed carport and a pleasant and private rear garden. The internal accommodation briefly comprises a porch, lounge and kitchen/breakfast room to the ground floor. To the first floor there are two good sized bedrooms and a bathroom fitted with a white suite. The property benefits from central heating, double glazing and has the potential to extend, subject to gaining the necessary planning permissions and consents.

EPC : TO FOLLOW
WOMBOURNE OFFICE

LOCATION

Furnace Close is situated in this popular development on the edge of Wombourne, just off Brick Bridge Lane, where the property is well placed for access into the village with bus services running regularly. There is a wide range of amenities, including Sainsburys and Lidl Supermarkets, available nearby together with schools catering for all age groups. For walking enthusiasts the Staffordshire & Worcestershire canal and Wom Brook runs nearby.

DESCRIPTION

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ACCOMMODATION

The PORCH has double glazed windows and a door leading into the LOUNGE. This has double glazed windows to the front and side elevation, staircase rising to the first floor landing, electric fire and surround and a door into the KITCHEN. This is a fitted with a high quality range of wall and base units with complementary quartz work surfaces, inset single drainer sink unit with mixer tap and a range of integrated appliances including oven, gas hob, fitted extractor, dishwasher and fridge freezer, together with plumbing for a washing machine. There is a double glazed window to the rear elevation and double glazed French doors into the rear garden.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed opaque window to the side elevation, loft access and airing cupboard which houses the central heating boiler. DOUBLE BEDROOM 1 has two double glazed windows to the front elevation, radiator and cupboard over the stair recess. BEDROOM 2 has a double glazed window to the rear elevation and radiator. The BATHROOM has been fitted with a white suite which comprises a bath with shower over and glazed screen, sink with mixer tap and low level WC, heated ladder towel rail, double glazed opaque window to the rear elevation and tiling to the floor and walls.

OUTSIDE

The property is accessed at the end of the cul de sac along the start of a spur DRIVEWAY which provides tarmac and gravel off road parking for several vehicles with access to the enclosed CARPORT which has an elevating door which gives access into a REAR LAUNDRY AREA with a wooden door with leaded window leading to the REAR GARDEN. This has a full width paved patio area with gravelled border, fencing to the boundary, a lawned area and a rear paved seating area.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND B – South Staffordshire Council
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 data 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 risk

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Offers In The Region Of
£250,000

EPC:

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.



9 Furnace Close
Wombourne

HOUSE: 53.0sq.m. 570sq.ft.
CAR PORT: 122sq.m. 131sq.ft.
TOTAL: 175sq.m. 701sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



