



34 Bratch Park, Wombourne, Wolverhampton, WV5 8DF

BERRIMAN  
EATON

## 34 Bratch Park, Wombourne, Wolverhampton, WV5 8DF

This is a detached bungalow which benefits from off road parking, garage and a private rear garden. The internal accommodation briefly comprises entrance hall, shower room, lounge, fitted kitchen and two good sized bedrooms. There is central heating, double glazing and no upward chain.

EPC : D  
WOMBOURNE OFFICE

### LOCATION

Bratch Park is a quiet cul-de-sac situated in a sought after area of Wombourne. For anyone enjoying walking the property is pleasantly located for access to Bratch Locks and the railway walk. Within Wombourne village there is a wide variety of shops and amenities including, a library and doctors surgeries. There are schools catering for all age groups and within the village green there is a cricket, tennis and bowls club.

### DESCRIPTION

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### ACCOMMODATION

The ENTRANCE HALL is accessed through a composite door with double glazed opaque inserts, radiator and fitted storage cupboard. The SHOWER ROOM has a walk in cubicle, low level WC, pedestal wash hand basin, double glazed opaque window to the side elevation, heated ladder towel rail and tiling to the floor and walls. The LOUNGE has a double glazed window to the rear elevation, fireplace, radiator and door into the KITCHEN. This is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit with mixer tap. Appliances including oven, microwave, gas hob, extractor, fridge and freezer. There is a double glazed window to the rear elevation and double glazed door to the side passage. DOUBLE BEDROOM 1 has a double glazed window to the front elevation and radiator, DOUBLE BEDROOM 2 has a double glazed window to the front elevation and radiator.

### OUTSIDE

To the front of the property is a block paved DRIVEWAY providing off road parking and a low maintenance front garden. There is side gated access to the GARAGE, which has an elevating door and a rear double glazed door. The REAR GARDEN has a private aspect, full width patio, lawn area, raised patio to the rear and a fenced boundary.

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 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

#### Tettenhall Office

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#### Bridgnorth Office

01746 766499  
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#### Lettings Office

01902 749974  
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#### Wombourne Office

01902 326366  
[wombourne@berrimaneaton.co.uk](mailto:wombourne@berrimaneaton.co.uk)

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

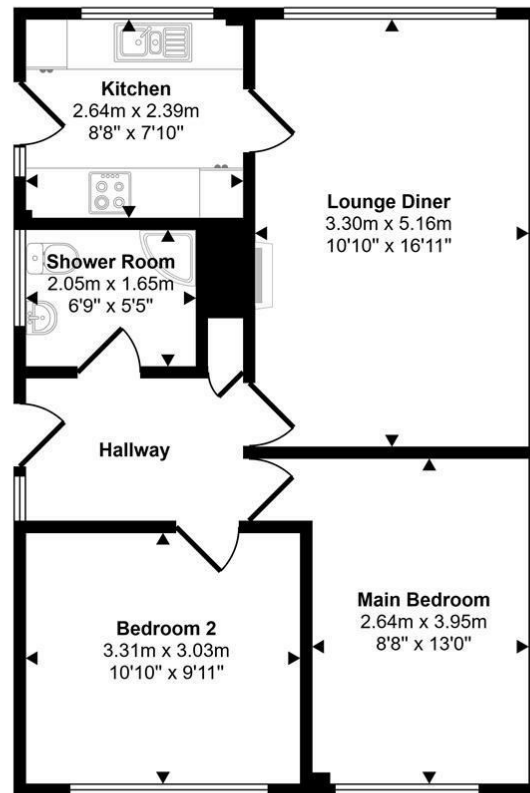
Offers In The Region Of  
**£310,000**

EPC: D

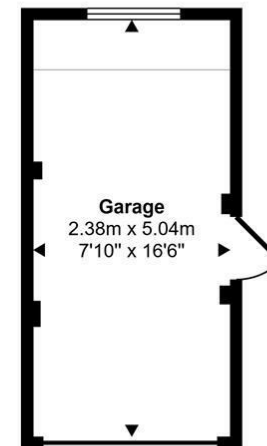
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



Approx Gross Internal Area  
68 sq m / 736 sq ft



Floorplan  
Approx 56 sq m / 607 sq ft



Garage  
Approx 12 sq m / 129 sq ft

