46 Dingle Road, Wombourne, Wolverhampton, WV5 0EF

BERRIMAN
EATON

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This is a charming mid terraced property with a hedged frontage, on road parking and a lovely rear garden. The internal accommodation briefly comprises entrance hall, fitted kitchen and lounge to the ground floor. To the first floor there are three generous bedrooms and a family bathroom. The property benefits from central heating and double glazing.

EPC : D
WOMBOURNE OFFICE

LOCATION

Dingle Road is a quiet road situated on the Giggetty Estate which joins Lamb Crescent to Brook Road. There is excellent access to the Wombrook which leads onto the Railway, which is perfect for dog walkers and outdoor enthusiasts. The property is situated between Blakeley Heath Primary School as well as Westfield and St Bernadette's Primary Schools. Wombourne High School is also within convenient walking distance. There are accessible shops at Giggetty Shops, on Common Road, which also has regular buses into Wolverhampton, Stourbridge and Dudley. A short distance away is Sainsburys and Lidl Supermarkets as well as the shops and facilities of Wombourne Village. Wombourne also benefits from a Leisure Centre and plenty of social and sporting activities.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL has a UPVC double glazed door, double glazed window to the front elevation, understairs storage, spotlights and door into the KITCHEN which is fitted with a range of wall and base unit with complementary work surfaces with inset one and a half bowl and drainer with mixer tap, space for a range of appliances including oven, washing machine, dishwasher, fridge and freezer. There is a double glazed window to the front elevation and tiled splashback. The LOUNGE has a double glazed window to the rear elevation, gas fire and surround, radiator and door into the REAR LOBBY, which has a composite door to the rear garden, staircase rising to the first floor landing and radiator.

The staircase rises to the FIRST FLOOR LANDING which has a loft access. DOUBLE BEDROOM 1 has a double glazed window to the rear elevation, fitted wardrobes, storage cupboard which houses the hot water cylinder and radiator. DOUBLE BEDROOM 2 has a double glazed window to the front elevation, fitted wardrobes with sliding, part mirrored doors and radiator. BEDROOM 3 has a double glazed window to the rear elevation, storage cupboard over the stairs recess and radiator. The BATHROOM is fitted with a white suite which comprises a bath with shower over, low level WC, pedestal wash hand basin and double glazed opaque window to the front elevation.

OUTSIDE

The property is enclosed by a well-tended hedge with a gated access to a paved path which leads to the front door. The REAR GARDEN is well presented and has a paved patio with a path leading to the rear pedestrian gated access, fencing to the boundary, lawn and raised planted border.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND B – 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 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
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers In The Region Of
£195,000

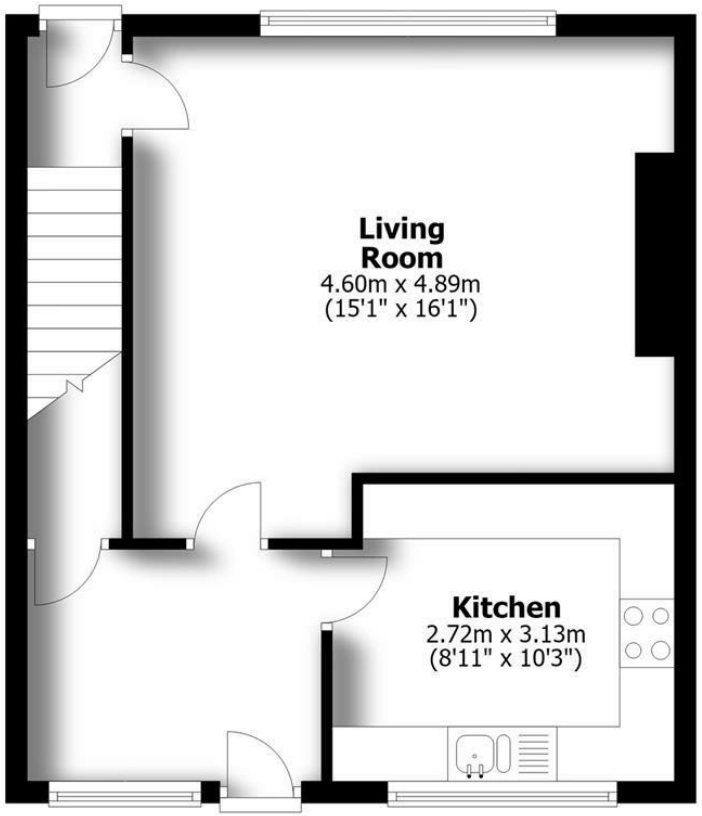
EPC: D

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.

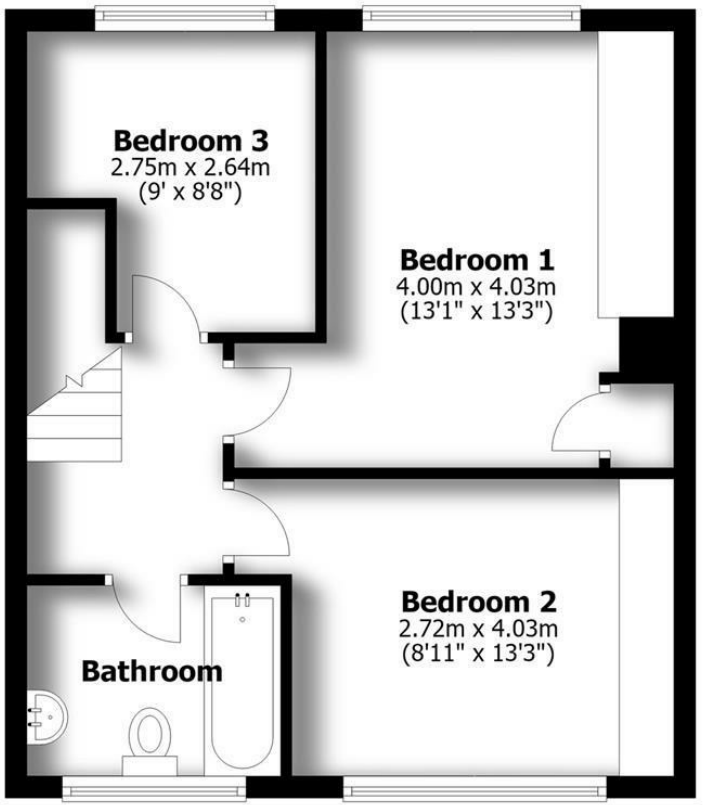
46 Dingle Road
Wombourne

TOTAL: 80.4sq.m. 866sq.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



First Floor