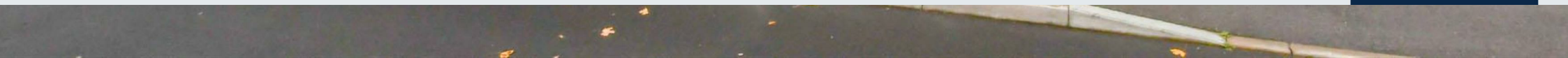


20 Appletree Close, Wombourne, Wolverhampton, WV5 0NU

BERRIMAN EATON



20 Appletree Close, Wombourne, Wolverhampton, WV5 0NU

This is a double fronted detached family home which is presented in an immaculate condition and which benefits from off road parking, garage and a landscaped rear garden. The internal accommodation briefly comprises entrance hall, downstairs cloakroom, lounge, dining kitchen and utility to the ground floor. To the first floor there are three good sized bedrooms, en-suite to the principal and family bathroom. The property benefits from SMART central heating, motorised blinds, lighting; and double glazing.

EPC : B
WOMBOURNE OFFICE

LOCATION

Appletree Close is situated on the Bovis Homes Development Fletchers Rise at Beggars Bush Lane. Built in 2021 this poplar Development which has excellent access to Wombourne Village. The Development is also convenient for transport links with the A449 being situated nearby. There are a variety of Primary Schools within the Village with Blakeley Heath Primary being within walking distance and Wombourne High School a short distance further. As well as the variety of shops and facilities within the Village there are two supermarkets on the fringes of the Village.

DESCRIPTION

This is a double fronted detached family home which is presented in an immaculate condition and which benefits from off road parking, garage and a landscaped rear garden. The internal accommodation briefly comprises entrance hall, downstairs cloakroom, lounge, dining kitchen and utility to the ground floor. To the first floor there are three good sized bedrooms, en-suite to the principal and family bathroom. The property benefits from SMART central heating, motorised blinds, lighting; and double glazing.

ACCOMMODATION

The ENTRANCE HALL has a composite door, staircase rising to the first floor landing, radiator and door into the LOUNGE which has a double glazed window to the front and side elevations, double glazed French doors to the rear elevation, radiator and fitted storage cupboard. The CLOAKROM has a low level WC, pedestal wash hand basin with mixer tap, heated ladder towel rail, tiling to the floor and part tiling to the walls. The KITCHEN/DINING ROOM has double glazed windows to the front, side and rear elevations. There are a range of wall and base units with granite worksurfaces which incorporate the breakfast bar, inset one and a half sink and drainer with mixer tap. There are a range of integrated appliances including oven, hob and extractor, fridge, freezer, dishwasher and wall mounted central heating boiler. There is a tiled floor and door into the UTILITY which has fitted wall units and granite worksurface with inset single drainer sink unit and mixer tap; space and plumbing for a washing machine, radiator, spotlights, extractor, double glazed window to the rear elevation and door into the garden.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed window to the rear elevation, airing cupboard and loft access with a pull down ladder. The PRINCIPAL BEDROOM has double glazed windows to the front and side elevations, radiation and DRESSING ROOM with fitted mirrored wardrobes, double glazed window and radiator. The EN-SUITE SHOWER ROOM has a shower cubicle, wash hand basin and mixer tap, low level WC, heated ladder towel rail, double glazed opaque window to the rear elevation, spotlights and tiling to the walls and flooring. DOUBLE BEDROOM 2 has a double glazed window to the front elevation, wardrobe with sliding mirrored doors, radiator and a tiled floor. BEDROOM 3 has a double glazed window to the rear elevation, radiator and spotlights. The BATHROOM is fitted with a white suite which comprises bath with shower over and screen, low level WC, pedestal wash hand basin, double glazed opaque window and tiling to the walls and floor.

OUTSIDE

To the front of the property there are railings with planted borders and a path leading to the entrance which has a tile hung open porch. To the side of the property there is a tarmac DRIVEWAY providing off road parking for several vehicles and access to the GARAGE which has an elevating door and is fitted with a range of wall and base units, fitted worksurfaces and a double glazed door into the REAR GARDEN. This has been landscaped to a high standard with a paved patio, astro turf lawn, raised planted and part gravelled borders, wooden pergola with external lighting and a side gate to the parking area.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND E – 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 / 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
£450,000

EPC: B

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.






20 Appletree Close
Wombourne

HOUSE: 100.3sq.m. 1080sq.ft.
GARAGE: 19.1sq.m. 205sq.ft.
TOTAL: 119.4sq.m. 1285sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

