4 Falklands Close Swindon, Dudley, DY3 4NY

BERRIMAN
EATON

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This is an extended semi-detached home occupying a corner plot with off road parking, recessed garage and a private rear garden. The internal accommodation briefly comprises entrance hall, lounge with dining area, breakfast kitchen, utility and downstairs cloakroom/wc. To the first floor there are three bedrooms with a family bathroom. The property benefits from double glazing and central heating.

EPC : C
WOMBOURNE OFFICE

LOCATION

Falklands Close is a small cul de sac situated just off the Wombourne Road which runs directly into Swindon Village which has a selection of shops as well as a bus route. St John's primary school is within convenient walking distance. There are picturesque walks along the railway line as well as Himley Plantation which is a short distance away.

DESCRIPTION

This is an extended semi-detached home occupying a corner plot with off road parking, recessed garage and a private rear garden. The internal accommodation briefly comprises entrance hall, lounge with dining area, breakfast kitchen, utility and downstairs cloakroom/wc. To the first floor there are three bedrooms with a family bathroom. The property benefits from double glazing and central heating.

ACCOMMODATION

The ENTRANCE HALL has a composite double glazed door with opaque side panels, tiled floor, vertical radiator and door into the LOUNGE which has two double glazed windows to the front elevation, gas fire with surround, staircase rising to the first floor landing with wooden balustrades, two radiators and double glazed French doors onto the rear garden. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset one and a half sink and drainer with mixer tap. There are spaces for an oven, fridge and dishwasher and fitted extractor, vertical radiator, tiled floor, double glazed window to the rear elevation and door into the UTILITY. This has a fitted worksurface with plumbing and space for a washing machine and tumble dryer beneath and fitted cupboards above, tiled floor and door into the CLOAKROOM which has a low level WC, wash hand basin and tiled floor.

The staircase rises to the FIRST FLOOR LANDING which has a loft access and door into the BATHROOM which has a white suite which comprises freestanding shower cubicle, bath, vanity wash hand basin with mixer tap, low level WC, heated ladder towel rail, double glazed opaque window to the front elevation, tiling to the walls and floor and spotlights. DOUBLE BEDROOM 1 has a double glazed window to the front and rear elevation, radiator, fitted wardrobe with overhead storage. DOUBLE BEDROOM 2 has two double glazed windows to the front elevation and radiator. BEDROOM 3 has a double glazed window to the rear elevation and radiator.

OUTSIDE

To the front of the property there is a tarmac DRIVEWAY affording off road parking. To the side of the property there is an additional DRIVEWAY with access to a GARAGE which has an elevating door, a double glazed window and door to the REAR GARDEN. This has a decked patio, paved patio, astro turf, planted borders, a fence to the boundary and a side gate back to the side driveway.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – 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

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Wombourne Office
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www.berrimaneaton.co.uk

Offers In The Region Of
£330,000

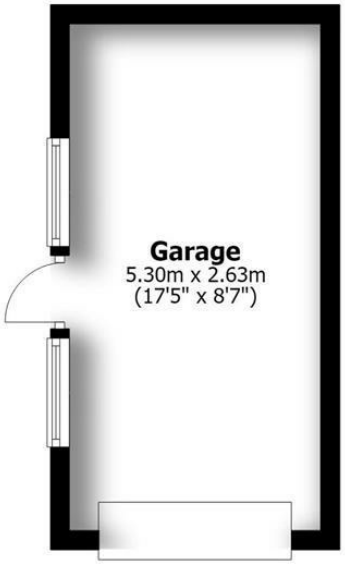
EPC: C

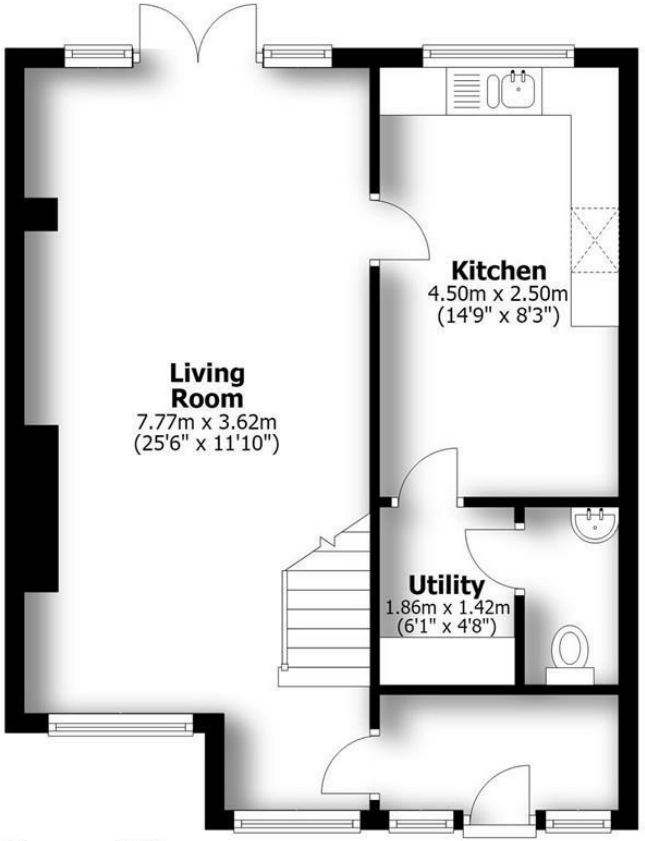
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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

4 Falklands Close
Dudley

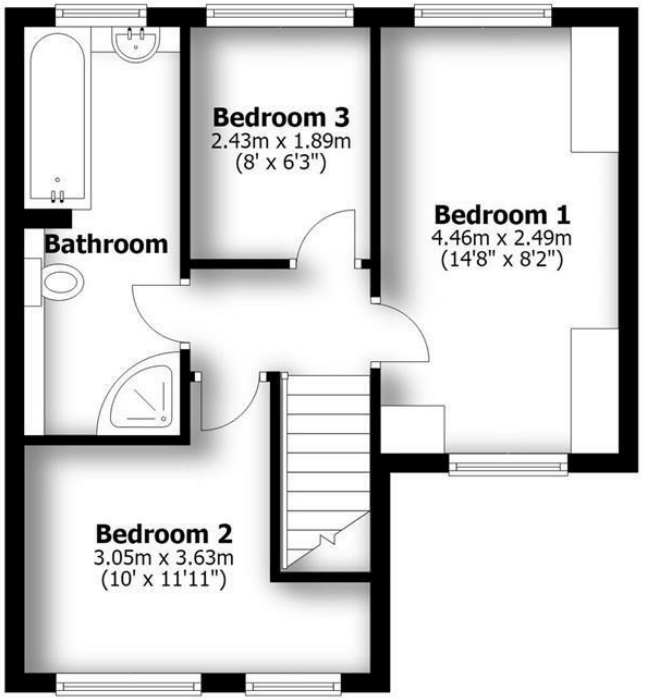
HOUSE:	82.0sq.m.	882sq.ft.
GARAGE:	13.9sq.m.	150sq.ft.
TOTAL:	**95.9sq.m.**	**1032sq.ft.**

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