



41 Ounsdale Road, Wombourne, Wolverhampton, WV5 9JE

BERRIMAN
EATON

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This is a detached dormer bungalow occupying a generous position with a carriage driveway, matured and well stocked gardens to the front, gated access to the rear garden with further off road parking and a detached garage and workshop. The internal accommodation briefly comprises entrance hall, lounge, garden room, breakfast room, conservatory, fitted dining kitchen, principal bedroom with en-suite bathroom, two double bedrooms and family shower room. To the first floor there is a bedroom with loft storage and shower room/wc. The property benefits from central heating and double glazing.

EPC : TO FOLLOW
WOMBOURNE OFFICE

LOCATION

Ounsdale Road is an established and convenient address within easy walking distance of the wide range of facilities and amenities available in the South Staffordshire village of Wombourne. There are regular bus services to Wolverhampton, Stourbridge and Dudley. The area is well served by schooling in both sectors with both Westfield Primary and Wombourne High School being within walking distance as well as St Benedicts being close by.

DESCRIPTION

This is a detached dormer bungalow occupying a generous position with a carriage driveway, matured and well stocked gardens to the front, gated access to the rear garden with further off road parking and a detached garage and workshop. The internal accommodation briefly comprises entrance hall, lounge, garden room, breakfast room, conservatory, fitted dining kitchen, principal bedroom with en-suite bathroom, two double bedrooms and family shower room. To the first floor there is a bedroom with loft storage and shower room/wc. The property benefits from central heating and double glazing.

ACCOMMODATION

The ENTRANCE HALL is accessed through a composite door with double glazed leaded inserts with double glazed opaque side panels, wooden flooring, dado rail and radiator. The LOUNGE has a double glazed leaded window to the front elevation, radiator, coal effect gas fire and surround and double doors into the GARDEN ROOM which has double glazed French doors onto the rear garden, radiator, wiring for wall lights and door into the PRINCIPAL BEDROOM which has a double glazed window to the front elevation, radiator and door into the EN-SUITE BATHROOM which has a jet bath with shower over and glazed screen, vanity wash hand basin with mixer tap which incorporates the low level WC and double glazed window to the rear elevation. The BREAKFAST ROOM is located off the entrance and has a staircase with wooden balustrades leading to the first floor, double glazed French doors, radiator and door into the KITCHEN/DINING ROOM which has a range of fitted wall and base units with complementary quartz work surfaces, inset one and a half sink and drainer with mixer tap. There are a range of integrated appliances including a double Neff oven, gas hob, extractor, fridge, freezer, dishwasher and washing machine. There is a double glazed leaded window to the rear and side elevations, radiator, spotlights and doors to the rear patio and CONSERVATORY which is brick and double glazed construction with a glass roof, two double glazed doors onto the rear garden, spotlights and a cupboard which houses the wall mounted central heating boiler.

The SHOWER ROOM has a curved cubicle, vanity wash hand basin with mixer tap which incorporates the low level WC, heated ladder towel rail, tiling to the floor and walls, double glazed opaque window to the rear elevation, spotlights and radiator. DOUBLE BEDROOM 2 has a double glazed leaded bow window to the front elevation with window seat storage, dado rail and radiator. DOUBLE BEDROOM 3 has a double glazed leaded window to the side elevation and radiator.

The staircase rises to the FIRST FLOOR which has a double glazed window to the rear elevation and door into the BEDROOM 4 which has 3 double glazed skylights, restricted head height into the eaves with additional storage and a door into a loft storage area. The SHOWER ROOM has a shower cubicle; vanity wash hand basin with mixer tap which incorporates the low level WC and heated ladder towel rail.

OUTSIDE

This property stands in a generous plot with a gated carriage DRIVEWAY providing off road parking for several vehicles with shaped lawns and well stocked shrubs and manicured borders. There is double wooden gates which gives access to a tarmac drive which gives access to a detached DOUBLE GARAGE/WORKSHOP with a vaulted ceiling giving extra storage, elevating door with pedestrian access within, double glazed windows to the side elevation and a double glazed door onto the rear garden. The REAR GARDEN is well cared for with a large lawn with an array of well stocked and planted borders with a wall and fenced boundary, wooden pergola and a full width paved patio area.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND F – 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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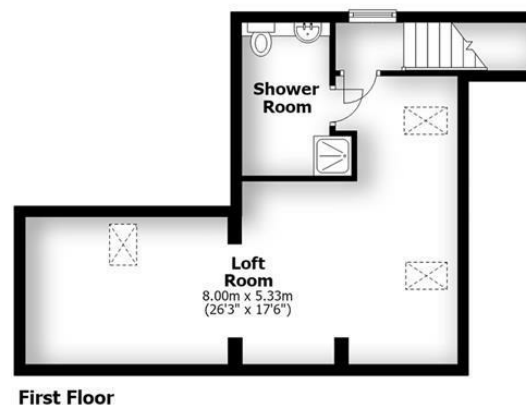
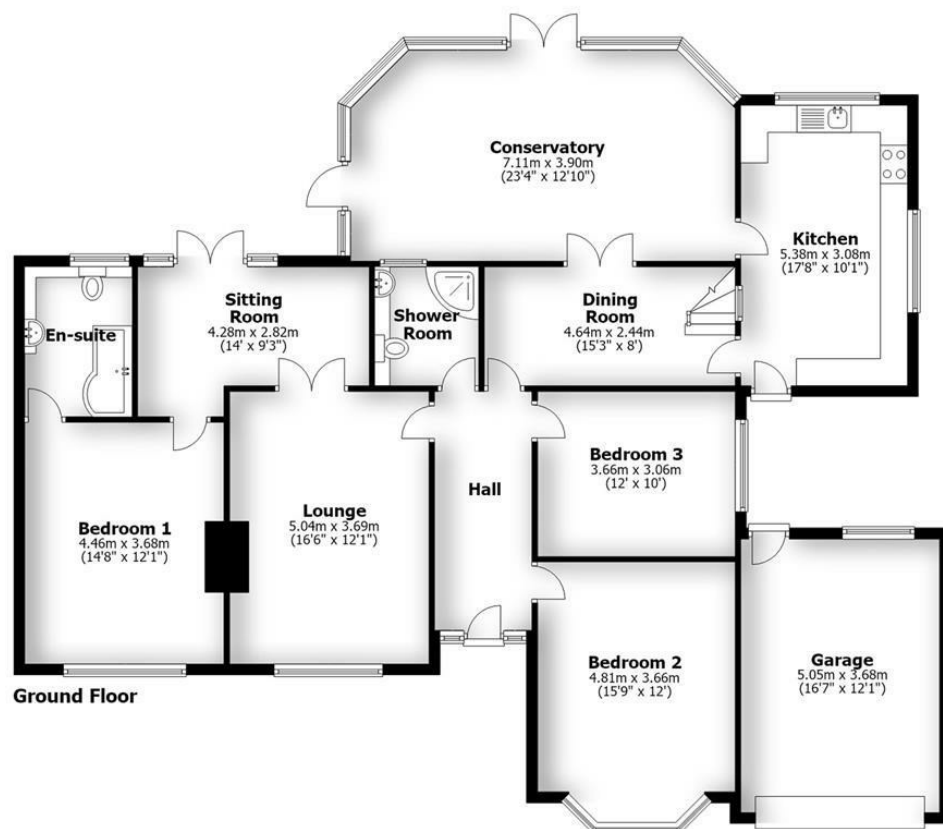
Offers In The Region Of
£650,000

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.



41 Ounsdale Road Wombourne



HOUSE: 187.2sq.m. 2015sq.ft.
 GARAGE: 18.6sq.m. 200sq.ft.
 WORKSHOP: 55.1sq.m. 593sq.ft.
TOTAL: 260.9sq.m. 2808sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE

