



9 Mary Bond Court, Wombourne, Wolverhampton, WV5 8DA

BERRIMAN
EATON

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Built in 2022, this small development comprises homes ideal for first-time buyers and those looking to downsize. The property benefits from allocated parking and a private rear garden, which backs onto Wombourne's canal walk. The internal accommodation benefits from stylish décor and briefly comprises an entrance hall, cloakroom/wc, fitted kitchen and lounge to the ground floor. To the first floor there are two double bedrooms and a modern bathroom fitted with a white suite. The property benefits from central heating and double glazing.

EPC : B
WOMBOURNE OFFICE

LOCATION

Mary Bond Court is an exclusive Development of only 8 two bedroom properties in a private cul de sac location situated just off Ounsdale Road built in 2022. The property is perfectly situated to take advantage of the facilities within the nearby Village as well as the stunning walks along the Canal and Wombrook which are very close by. The property is within walking distance of two Supermarkets and Wombourne High School is further along the road. The closest Primary Schools are Westfield Community Primary School and St Bernadettes Catholic Primary School. The leisure centre is also within walking distance.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL has a composite door, staircase with wooden balustrades rising to the first floor landing, radiator and door into the CLOAKROOM which has a low level WC, wash hand basin and mixer tap, double glazed opaque window to the front elevation, radiator and tiled floor. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit with mixer tap, integrated oven, gas hob and extractor hood. There is an integrated dishwasher, fridge, freezer and plumbing and space for a washing machine. There is a double glazed window to the front elevation and tiled floor. The LOUNGE has double glazed French doors onto the rear garden, double glazed window to the rear, understairs storage cupboard, decorative part panelled wall, tiled floor and radiator.

The staircase rises to the FIRST FLOOR LANDING which has a loft access and wooden balustrades. The BATHROOM is fitted with a white suite which comprises a bath with shower over and glazed screen, pedestal wash hand basin with mixer tap, low level WC, heated ladder towel rail, double glazed opaque window to the side elevation, spotlights and tiling to the walls and floor. DOUBLE BEDROOM 1 has two double glazed windows to the rear elevation, radiator and fitted bedroom furniture including wardrobes and drawers. DOUBLE BEDROOM 2 has two double glazed windows to the front elevation and radiator.

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 medium risk

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Bridgnorth Office

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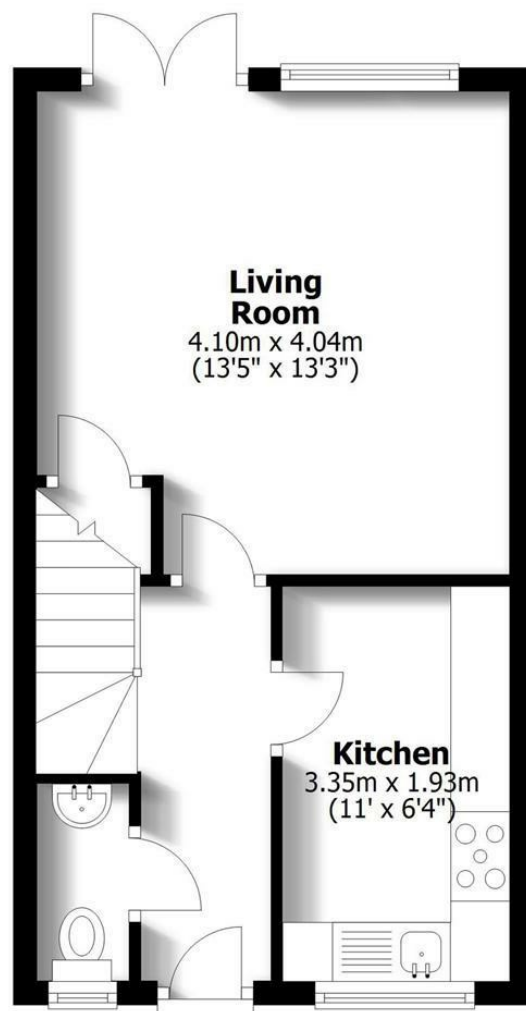
Offers In The Region Of
£279,950

EPC: B

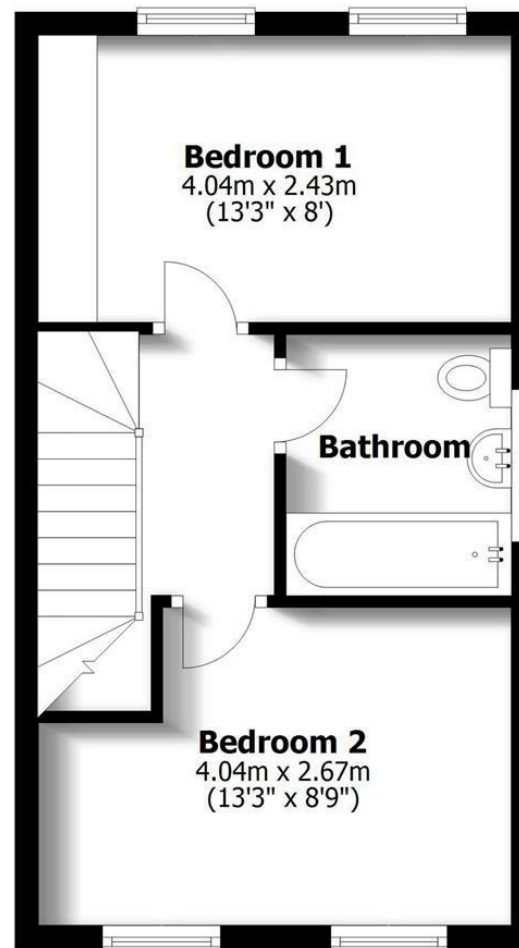
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



9 Mary Bond Court Wombourne



Ground Floor



First Floor

TOTAL: 60.6sq.m. 653sq.ft.

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

