15 School Close, Trysull, Wolverhampton, WV5 7HS

BERRIMAN
EATON

# 15 School Close, Trysull, Wolverhampton, WV5 7HS

## LOCATION
School Close is set in the picturesque village of Trysull in South Staffordshire and lies around 5 miles to the South West of Wolverhampton offering easy commuting to the West Midlands Conurbation. Trysull has its own Village Green, Church, Village Hall, excellent Primary School and a selection of Public Houses along with nearby countryside walks and bridle paths. Further amenities are available in the neighbouring village of Wombourne and Swindon.

## DESCRIPTION
This is an immaculately presented semi-detached bungalow in the heart of the Village opposite All Saints Primary School. It occupies a corner position and benefits from off road parking and an enclosed rear garden. The internal accommodation briefly comprises entrance hall, lounge, double bedroom, fitted modern kitchen, shower room and utility. The property benefits from double glazing, central heating and no upward chain.

## ACCOMMODATION
The ENTRANCE HALL is accessed through a double glazed door which then gives access into the LOUNGE which has a double glazed window to the front elevation, radiator and electric fire with the surround. The REAR LOBBY has a storage cupboard and door into the DOUBLE BEDROOM which has fitted wardrobe, radiator and a double glazed window to the front elevation. The SHOWER ROOM has a walk in cubicle with a multi headed shower, pedestal wash hand basin and mixer tap, low level WC and double glazed opaque window to the rear elevation. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit and mixer tap. There are a range of integrated appliances including oven, microwave, dishwasher and fridge freezer. There is a double glazed window to the rear elevation, spotlights and radiator. The UTILITY has a fitted worksurfaces with plumbing and space for a washing machine beneath and radiator. There is a double glazed door to the rear garden.

## OUTSIDE
The property occupies a generous corner position with a large wrap around lawn, off road parking and side gated access into the REAR GARDEN. This has a paved patio, steps to a lawned area and fencing to the boundary. There is a gate to the neighbouring property but this right of access has been removed.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND A – South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the WOMBOURNE Office.
The property is FREEHOLD

Broadband – Ofcom checker shows 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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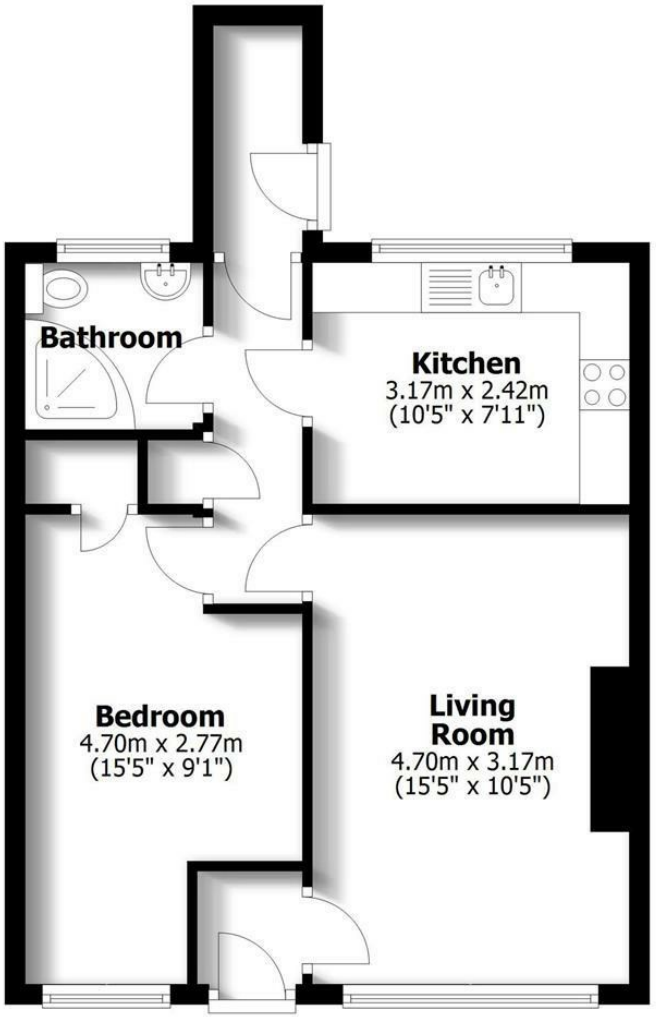
Offers In The Region Of
£250,000

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.

# 15 School Close
**Trysull**




**Ground Floor**

**TOTAL: 45.7sq.m. 492sq.ft.**

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