1 Millfields Way, Wombourne, Wolverhampton, Staffordshire, WV5 8HA

BERRIMAN
EATON

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UNEXPECTEDLY BACK ON MARKET

This is a detached family home occupying a good sized plot in a favoured position within the Development, having off road parking, car port and garage, as well as an enclosed rear garden. The internal accommodation briefly comprises entrance hall, lounge, dining area, dining kitchen and downstairs cloakroom. To the first floor there are three double bedrooms, although it can be converted back to a four bedroom with relative ease, en-suite to the principal bedroom and family bathroom. The property benefits from central heating and double glazing.

EPC : D
WOMBOURNE OFFICE

LOCATION

Millfields Way is situated on the popular Pool House development. There are a wide range of facilities available within Wombourne village itself including a library, doctors and dental surgeries and leisure facilities. There are pleasant walks available along the railway and canal system. Sainsburys Supermarket is also a short walk from the property. There is a choice of Primary Schools within a suitable distance and Wombourne High School is also close by.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL is accessed through a UPVC door with double glazed opaque side panels, staircase with wooden balustrades rising to the first floor landing, understairs storage cupboard and radiator. The CLOAKROOM has a low level WC, wash hand basin and double glazed opaque window to the side elevation. The LOUNGE has a double glazed bow window to the front elevation, coal effect gas fire with surround, two radiators and double glazed sliding patio doors onto the rear garden. There is a door into the KITCHEN which has a range of fitted wall and base units with complementary work surfaces, inset single drainer sink unit with mixer tap, integrated double oven, gas hob and dishwasher; and space for a fridge freezer and washing machine. There is a double glazed door to the carport and side access, double glazed window to the rear elevation and spotlights.

The staircase rises to the FIRST FLOOR LANDING which has loft access and an airing cupboard which houses the wall mounted central heating boiler. The BATHROOM has a white suite which comprises bath with shower over and glazed screen, pedestal wash hand basin, low level WC, radiator, double glazed opaque window to the side elevation and part tiling to the walls. The PRINCIPAL BEDROOM has a double glazed window to the front elevation, radiator, fitted wardrobes and door into the EN-SUITE which has a walk in shower, low level WC, wash hand basin, radiator and double glazed opaque window to the front elevation. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation, fitted wardrobe and radiator. DOUBLE BEDROOM 3&4 (previously two bedrooms which could easily be converted back) has two double glazed windows and radiator.

OUTSIDE

To the front of the property there is a tarmac DRIVEWAY suitable for parking several vehicles off road with a lawned fore garden. There is a CARPORT to the side which gives access to the GARAGE which has double opening doors and double glazed window to the rear elevation. There is a side gate which gives access to the REAR GARDEN. There is a storage cupboard to the rear of the garage, paved path, lawn with planted borders and fencing to the boundary.

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

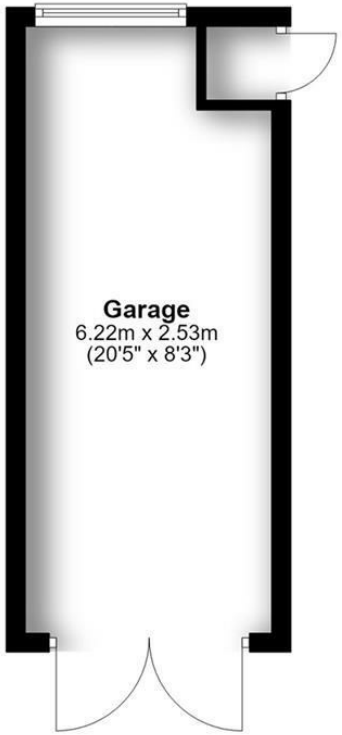
EPC: D

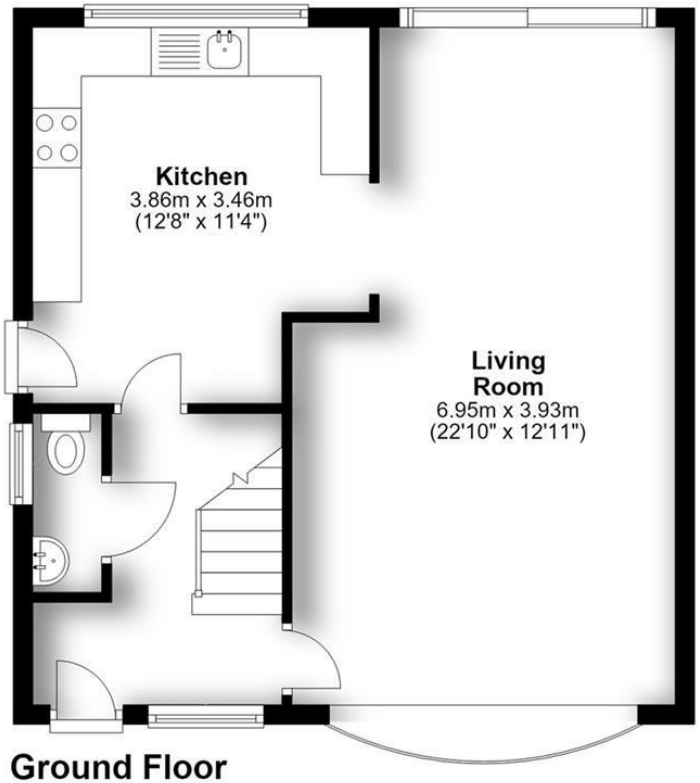
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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

1 Millfields Way
Wombourne

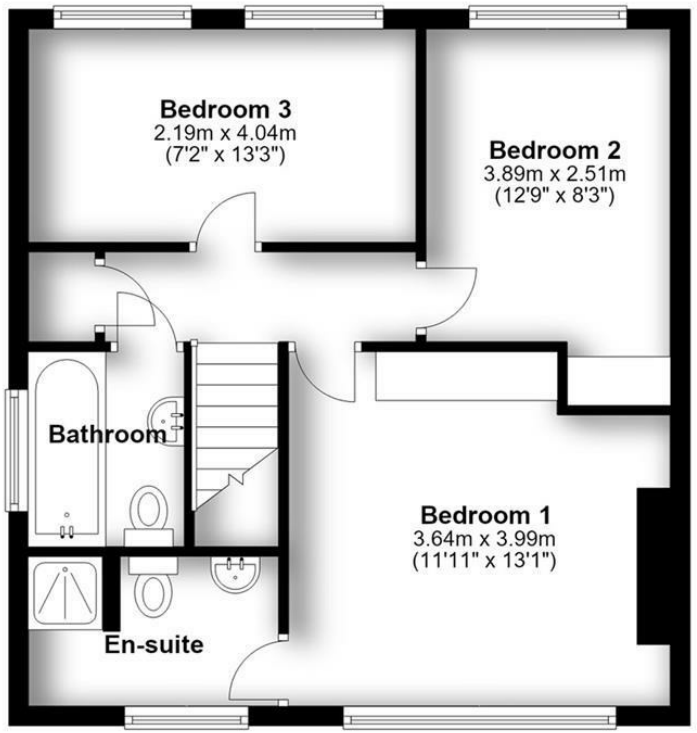
HOUSE:	92.2sq.m.	993sq.ft.
GARAGE:	15.7sq.m.	169sq.ft.
TOTAL:	**107.9sq.m.**	**1162sq.ft.**

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