89 Millfields Way, Wombourne, Wolverhampton, South Staffordshire, WV5 8JG

BERRIMAN
EATON

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This is a delightful end terraced property which has access to parking at the rear in a private car park and gardens to the front and rear. The internal accommodation briefly comprises porch, lounge and dining kitchen to the ground floor. To the first floor there are two double bedrooms and a family bathroom. The property benefits from central heating and double glazing.

EPC : C
WOMBOURNE OFFICE

LOCATION

Occupying a lovely position facing the Wombrook walk on the popular Poolhouse Farm Estate with excellent access to the two Supermarkets as well as the favourable facilities within the Village itself. There is a bus stop on Planks Lane and access to the Canal and Railway walks.

DESCRIPTION

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ACCOMMODATION

The PORCH has UPVC double glazed opaque door and windows and a further UPVC double glazed door into the LOUNGE which has a staircase which rises to the first floor landing, there is a double glazed window to the front elevation, radiator and door into the KITCHEN/DINING ROOM which is fitted with a range of wall and base units with complementary work surfaces with inset one and a half sink and drainer with mixer tap, integrated oven, fitted hob and extractor hood with spaces for appliances including fridge, freezer, washing machine and tumble dryer. There is a double glazed window and door onto the rear garden, tiled floor, spotlights and radiator.

The staircase rises to the FIRST FLOOR LANDING which has a loft access and door into the BATHROOM which is fitted with a white suite which comprises bath with shower over and screen, vanity wash hand basin and mixer tap which incorporates the low level WC, double glazed opaque window to the rear elevation and part tiling to the walls. DOUBLE BEDROOM 1 has double glazed window to the front elevation, storage cupboard which houses the wall mounted central heated boiler and radiator. DOUBLE BEDROOM 2 has a double glazed window to the rear and radiator.

OUTSIDE

To the front of the property there is a gravelled frontage which is accessed directly from the Wombrook Walk. To the rear of the property there is a communal CAR PARKING with two allocated spaces, and which gives direct access into the REAR GARDEN through a gate. This has been landscaped and benefits from astro turf and a fenced boundary.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND B – 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 low risk

Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers In The Region Of
£215,000

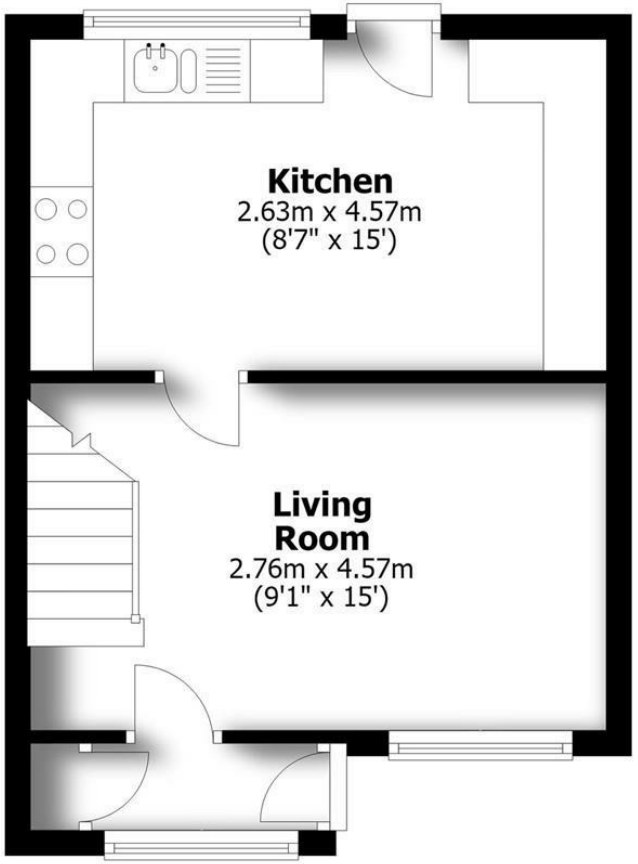
EPC: C

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.

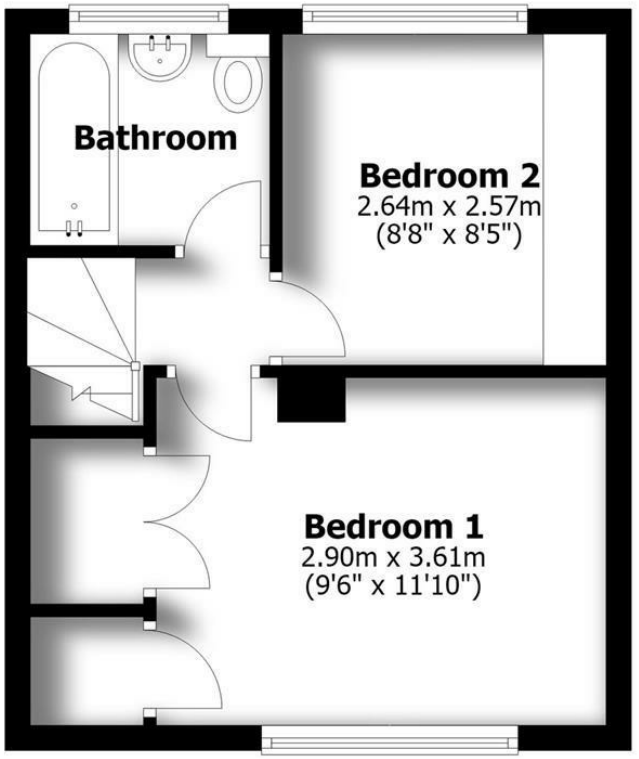
89 Millfields Way
Wombourne

TOTAL: 52.5sq.m. 566sq.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

Relax