



23 Sandringham Road, Wombourne, Wolverhampton, WV5 8EF

BERRIMAN
EATON

23 Sandringham Road, Wombourne, Wolverhampton, WV5 8EF

This is a delightfully presented semi-detached bungalow which is presented to a very high standard and benefits from off road parking and a generous rear garden. The internal accommodation briefly comprises entrance hall, two bedrooms, modern bathroom, lounge, fitted kitchen and an orangery. The property benefits from central heating, double glazing and no upward chain.

EPC : TO FOLLOW
WOMBOURNE OFFICE

LOCATION

Sandringham Road is a popular location, close to the amenities afforded on Planks Lane and within convenient travelling distance to Sainsburys and Wombourne village which includes a variety of eateries, florists, dentists and doctors surgeries and a local vet. Public transport can be found in Wombourne village and there is convenient travelling to the more extensive facilities afforded by Wolverhampton City Centre, Dudley and Stourbridge. There are schools catering for all age groups and Wombourne High School and Westfield Community Primary School are within walking distance.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL is accessed through a UPVC double glazed door, there is a loft access and a door into DOUBLE BEDROOM 1. This has a double glazed window to the front elevation and radiator. DOUBLE BEDROOM 2 has a double glazed window to the front elevation and radiator. The BATHROOM is fitted with a white suite which comprises a bath with separate shower cubicle, pedestal wash hand basin, low level WC, heated ladder towel rail, double glazed opaque window to the side elevation, spotlights and tiling to walls. The LOUNGE has a double glazed window and door to the rear elevation, radiator and arch into the KITCHEN. This is fitted with a range of wall and base units with complementary work surfaces with inset single drainer sink unit and mixer tap. There is a wall mounted central heating boiler and space for appliances including cooker, dishwasher and plumbing for a washing machine. There is a double glazed window to the side elevation, spotlights, radiator and double glazed French doors onto the ORANGERY. This has a double glazed lantern, double glazed windows to the rear and side elevations and double glazed doors onto the rear garden.

OUTSIDE

To the front of the property there is a DRIVEWAY providing off road parking, a gravelled and planted fore garden behind a low dwarf wall. There is a wooden pergola providing a covered area and a gate which gives access to the REAR GARDEN. This is a particular feature due to its size. It has a full width paved patio area and a path through the lawn to the two sheds and greenhouse. There are well stocked and planted borders with a fence to the boundary.

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 / 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

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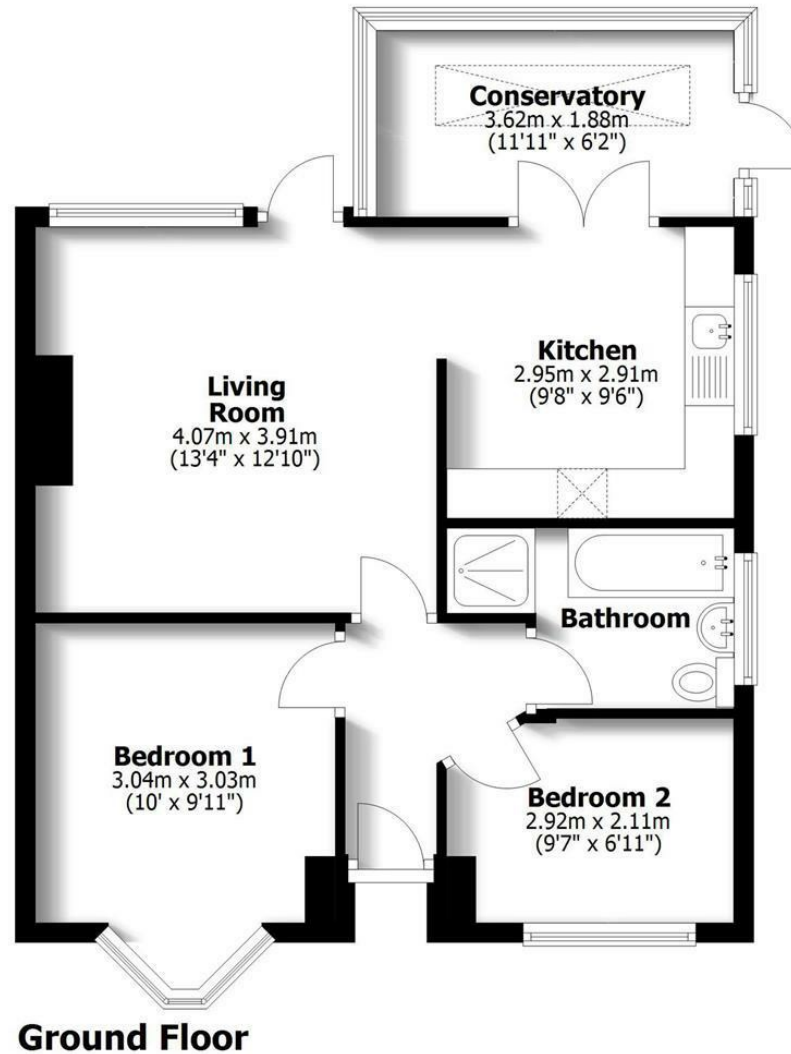
Offers In The Region Of
£300,000

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.



23 Sandringham Road
Wombourne



TOTAL: 56.3sq.m. 606sq.ft.

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

