



17 Lindale Drive, Wombourne, Wolverhampton, WV5 8DZ

BERRIMAN
EATON

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This is a generously proportioned family home which has a good sized driveway, garage and a tiered rear garden with a private aspect. The internal accommodation briefly comprises porch, entrance hall, lounge, kitchen and family area overlooking the garden, cloakroom/WC, utility and office/games room to the ground floor. To the first floor there are four good sized bedrooms and a family bathroom. The property benefits from central heating, double glazing and external EV charger.

EPC : TO FOLLOW
WOMBOURNE OFFICE

LOCATION

Lindale Drive is a private cul de sac which is situated just off Planks Lane, which is also the access to both St Bernadettes Catholic School and the rear entrance of Wombourne High. The property has excellent access to the Village and is on a regular bus route. There are a wealth of shops and facilities within the Village itself as well as two supermarkets off Bridgnorth Road which is also most convenient to get to. There are lovely walks along both the Canal, Wombrook and Railway line, all situated close by.

DESCRIPTION

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ACCOMMODATION

The PORCH has a UPVC double glazed leaded door with side windows and a wooden door with opaque inserts which gives access to the ENTRANCE HALL. There is a circular porthole window, a staircase with wooden balustrades which rises to the first floor landing with an understairs storage cupboard beneath, radiator and door into the LOUNGE which has a double glazed leaded window to the front elevation, electric fire and surround, wiring for the wall lights and radiator. The KITCHEN is fitted with a range of wall and base units with complementary worksurfaces with an inset one and half sink and drainer with mixer tap, integrated Neff appliances including oven, with induction hob and extractor, fridge and dishwasher. There is a large pull out larder, double glazed window to the rear elevation, spotlights, and door into the side lobby. There is a seating area which has a fireplace and radiator. The DINING AREA has two double glazed opaque windows to the side elevation and opens into an ORANGERY which has a glass roof, double glazed door onto the garden, wall lights and door into the LOBBY. This has a tiled floor and a double glazed leaded door into the garage and the CLOAKROOM which has a low level WC, radiator, tiled floor and walls and a double glazed opaque window to the rear elevation. The UTILITY has a range of wall and base units with complementary worksurfaces, inset single drainer sink unit with mixer tap, plumbing and space beneath for a washing machine and tumble dryer, double glazed window to the rear elevation, tiled floor and radiator. The OFFICE/PLAYROOM has a radiator. The GARAGE has an electronically operated roller shutter door and a UPVC double glazed leaded door to the front.

The staircase rises to the FIRST FLOOR LANDING which has a loft access with pull down ladder and an airing cupboard which houses the wall mounted central heating boiler. The FAMILY BATHROOM is fitted with a white suite which comprises a bath with mixer tap and a low level WC which incorporates a vanity wash hand basin with mixer tap, walk in shower cubicle, heated ladder towel rail, double glazed opaque window to the rear elevation and tiling to the walls and floor. The PRINCIPAL BEDROOM has double glazed windows to the front and rear elevation with fitted Sharps wardrobes with dressing table and radiator. DOUBLE BEDROOM 2 has a double glazed leaded window to front elevation and radiator. DOUBLE BEDROOM 3 has a double glazed window to the rear elevation and radiator. BEDROOM 4 has a double glazed leaded window to the front elevation, radiator and cupboard.

OUTSIDE

The property has a large block paved DRIVEWAY providing off road parking for multiple vehicles, EV charger and giving access to the garage. The REAR GARDEN has a full width paved patio with steps to a several tiered areas with planted borders and a raised lawn with decking area and a fencing to the border and a hardstanding for a shed.

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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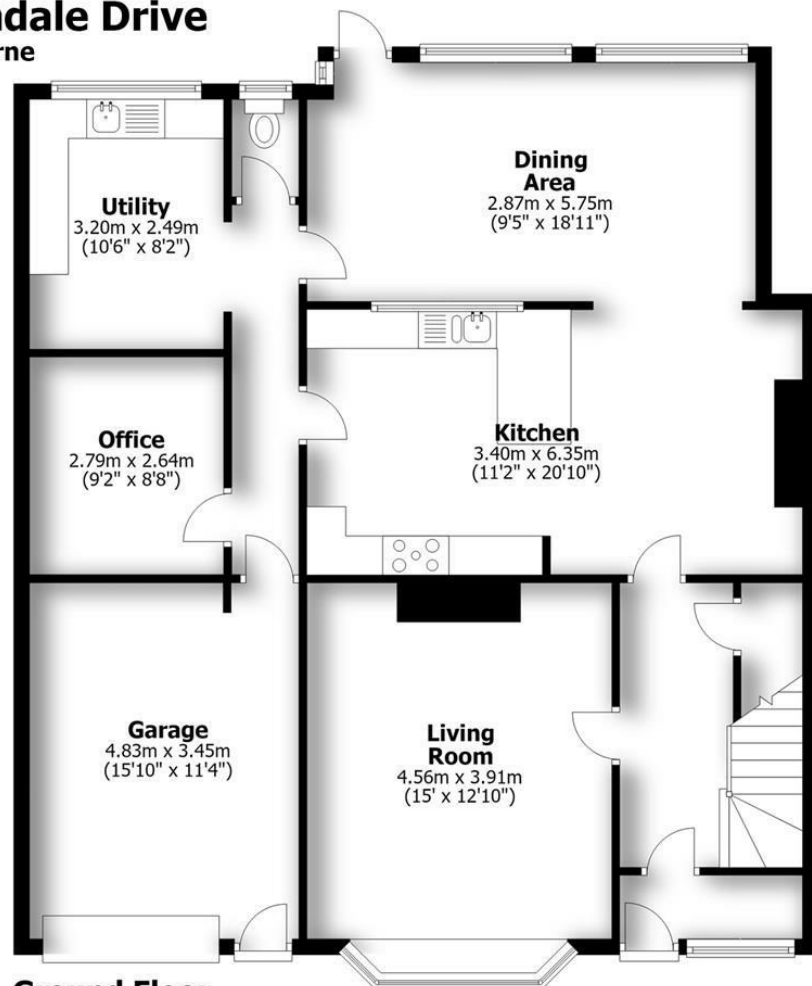
Offers In The Region Of
£450,000

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.



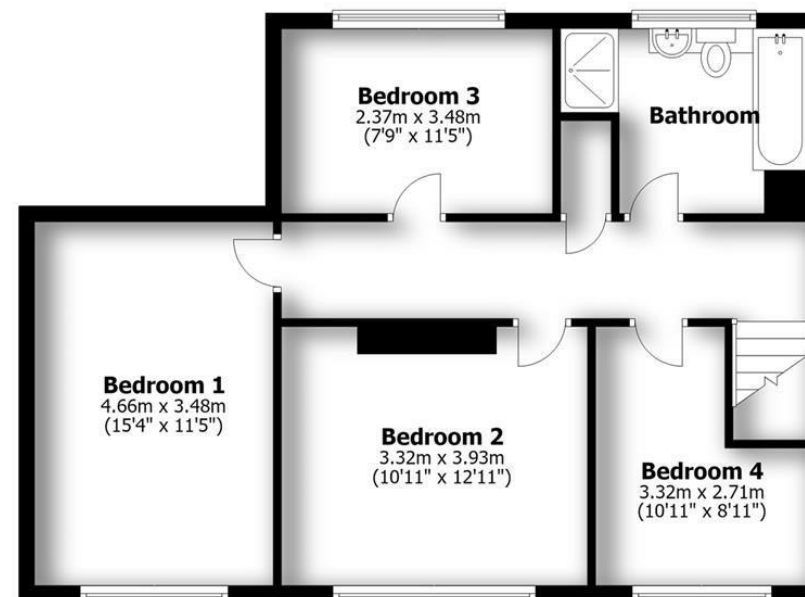
17 Lindale Drive Wombourne



Ground Floor

HOUSE: 156.0sq.m. 1679sq.ft.
GARAGE: 16.7sq.m. 179sq.ft.
TOTAL: 172.7sq.m. 1858sq.ft.

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



First Floor

