



2 Reynolds Close, Swindon, Dudley, DY3 4NQ

BERRIMAN  
EATON

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This is an extended Hathaway-style detached house standing in a lovely, corner position with off road parking, a detached single garage and well maintained, well stocked front and rear gardens. The internal accommodation briefly comprises lounge, separate dining room, kitchen dining room and cloakroom with w/c to the ground floor. To the first floor there are three good sized bedrooms and a well appointed shower room with wc. The property benefits from central heating and double glazing. The property occupies a lovely corner position with path and steps leading down to the side entrance door, the front garden has a lawn and well-stocked and planted borders, with railed walled boundary.

EPC : D  
WOMBOURNE OFFICE

### LOCATION

Reynolds Close is a quiet cul-de-sac set within the Staffordshire village of Swindon. Swindon offers a wide range of local facilities and is surrounded by lovely, local countryside walks yet is within convenient travelling distance of many commercial centres such as Wombourne, Dudley, Stourbridge and Wolverhampton and a Sainsburys supermarket on the Bridgnorth Road (B4176). The property gives excellent access to the Canal walks and St John's Primary School is situated close by.

### DESCRIPTION

This is an extended Hathaway-style detached house standing in a lovely, corner position with off road parking, a detached single garage and well maintained, well stocked front and rear gardens. The internal accommodation briefly comprises lounge, separate dining room, kitchen dining room and cloakroom with w/c to the ground floor. To the first floor there are three good sized bedrooms and a well appointed shower room with wc. The property benefits from central heating and double glazing. The property occupies a lovely corner position with path and steps leading down to the side entrance door, the front garden has a lawn and well-stocked and planted borders, with railed walled boundary.

### ACCOMODATION

A composite door with double glazed leaded pane opens into the ENTRANCE HALLWAY with radiator, staircase rising to the first floor landing, understairs storage and CLOAKROOM which is fitted with low-level wc, wash hand basin with tiled splashback, double glazed opaque window to the side elevation and radiator. The LOUNGE has a double glazed leaded window and double glazed leaded bay window to the front elevation, radiator and wooden fireplace surround with marble hearth and mantle housing an electric fire. The DINING ROOM has double glazed sliding patio doors opening onto the rear garden and radiator. The DINING KITCHEN is fitted with a range of wall and base units with complementary work surfaces and tiled splashback, inset stainless steel 1½ bowl sink and drainer with mixer tap, space for a fridge freezer and washing machine, integrated double oven, four-ring gas hob and fitted extractor, integrated appliances including, tumble dryer and dishwasher, radiator, double glazed leaded window to the rear elevation and double glazed opaque door leading to the garden.

The staircase with wooden balustrades rises to the first floor LANDING with double glazed opaque window to the side elevation, loft access, and storage cupboard housing the wall-mounted Worcester Bosch central heating boiler. The SHOWER ROOM has a curved shower cubicle with electric shower, vanity wash hand basin with mixer tap, low-level wc double glazed leaded opaque window to the side elevation, radiator, and part-tiled walls. The PRINCIPAL BEDROOM has two double glazed leaded windows to the rear elevation, sloping ceiling to either side and a range of bedroom furniture including wardrobes, one of which has a glass-fronted door, fitted drawers and matching bedside tables, radiator and access into the eaves. BEDROOM 2 has a double-glazed leaded window to the front elevation, sloping ceiling, radiator and fitted wardrobes. BEDROOM 3 has a double-glazed leaded window to the front, slightly sloping ceiling, fitted wardrobes, access into the eaves and radiator.

### OUTSIDE

There is gated access to the REAR GARDEN which is very well maintained with path to the rear gate giving access to the off-street parking over a block-paved herringbone drive affording parking for several vehicles and leading to the DETACHED SINGLE GARAGE with electronically operated roller-shutter door and double glazed window to the side. The garden is enclosed by fencing to the boundary, it has well stocked borders and a lawn.

TENURE WE UNDERSTAND THAT THE PROPERTY IS FREEHOLD SERVICES We are informed by the Vendors that all main services are installed. COUNCIL TAX BAND E – South Staffordshire DC POSSESSION Vacant possession will be given on completion. VIEWING Please contact the Wombourne office.

PRICE OFFERS AROUND £445,000

#### 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](http://www.berrimaneaton.co.uk)

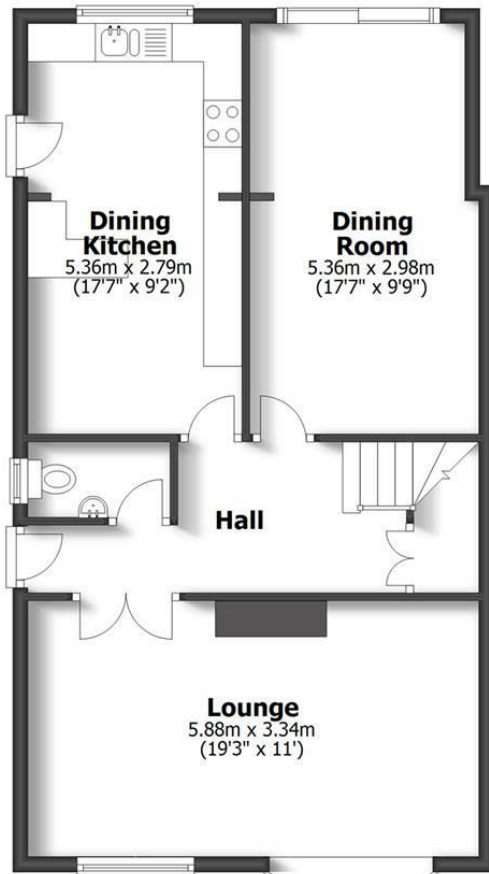
Offers Over  
£399,950

EPC: D

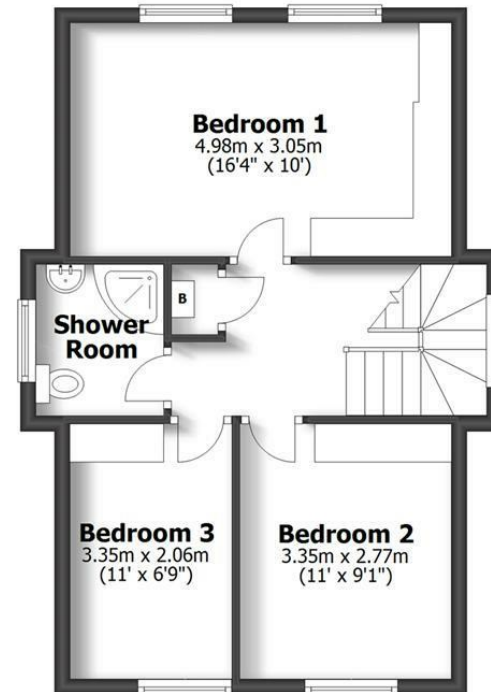
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



**2 REYNOLDS CLOSE  
SWINDON**



**Ground Floor**



**First Floor**

HOUSE: 108.1sq.m. 1163sq.ft.  
GARAGE: 12.5sq.m. 135sq.ft.  
**TOTAL: 120.6sq.m. 1298sq.ft.**

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

