

25 Ounsdale Road, Wombourne, Wolverhampton, WV5 9JE

BERRIMAN EATON



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This is a charming, detached family home which has tremendous scope for enhancement, subject to gaining the necessary planning permissions. It occupies a large plot and benefits from a good sized frontage, partly converted garage and an impressive rear garden. The internal accommodation briefly comprises porch, entrance hall, lounge, dining room, fitted kitchen, laundry, shower room and cloakroom to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property benefits from central heating, double glazing and no upward chain.

EPC : E
WOMBOURNE OFFICE

LOCATION

Ounsdale Road is an established and convenient address within easy walking distance of the wide range of facilities and amenities available in the South Staffordshire village of Wombourne. There are regular bus services to Wolverhampton, Stourbridge and Dudley. The area is well served by schooling in both sectors with both Westfield Primary and Wombourne High School being within walking distance as well as St Benedicts being close by.

DESCRIPTION

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ACCOMMODATION

The PORCH has a double glazed sliding patio door, tiled floor and a wooden door gives access into the ENTRANCE HALL, this has a staircase rising to the first floor landing with wooden balustrades, understairs storage cupboard, wiring for wall lights, radiator and door into the DINING ROOM. This has a double glazed leaded window to the front elevation, plate rack, electric fire and surround, radiator and two double glazed stained glass leaded windows to the side elevation. The LOUNGE has a double glazed sliding patio window overlooking the garden, fireplace, radiator and door into the KITCHEN 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, space for appliances including oven, fridge and freezer. There is a double glazed window to the rear elevation and door into the LAUNDRY which has further access into the rear garden, double glazed window to the side elevation, wall mounted central heating boiler. The CLOAKROOM has a low level WC and wash hand basin. The SHOWER ROOM has a curved cubicle, wash hand basin with mixer tap, plumbing for a washing machine and space for a tumble dryer, tiled floor, radiator and door into the remainder of the GARAGE which is ideal for storage and has double opening doors.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed opaque window to the side elevation, loft access and airing cupboard which houses the hot water cylinder. The BATHROOM is fitted with a bath with shower over and glazed screen, vanity wash hand basin with mixer tap, low level WC, heated ladder towel rail, double glazed opaque window to the rear elevation and radiator. DOUBLE BEDROOM1 has a double glazed leaded window to the front elevation, fitted wardrobes with overhead storage. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation, fitted wardrobe and radiator. BEDROOM 3 has a double glazed window to the front elevation, storage cupboard and radiator.

OUTSIDE

The property benefits from a block paved DRIVEWAY which allows off road parking for several vehicles with a gravelled foregarden and planted borders. There is side gated access into the REAR GARDEN which is a particular feature because of its size and orientation. There are extensive lawns with fencing to the boundary and well stocked planted borders.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND E – 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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www.berrimaneaton.co.uk

Offers In The Region Of
£465,500

EPC: E

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.

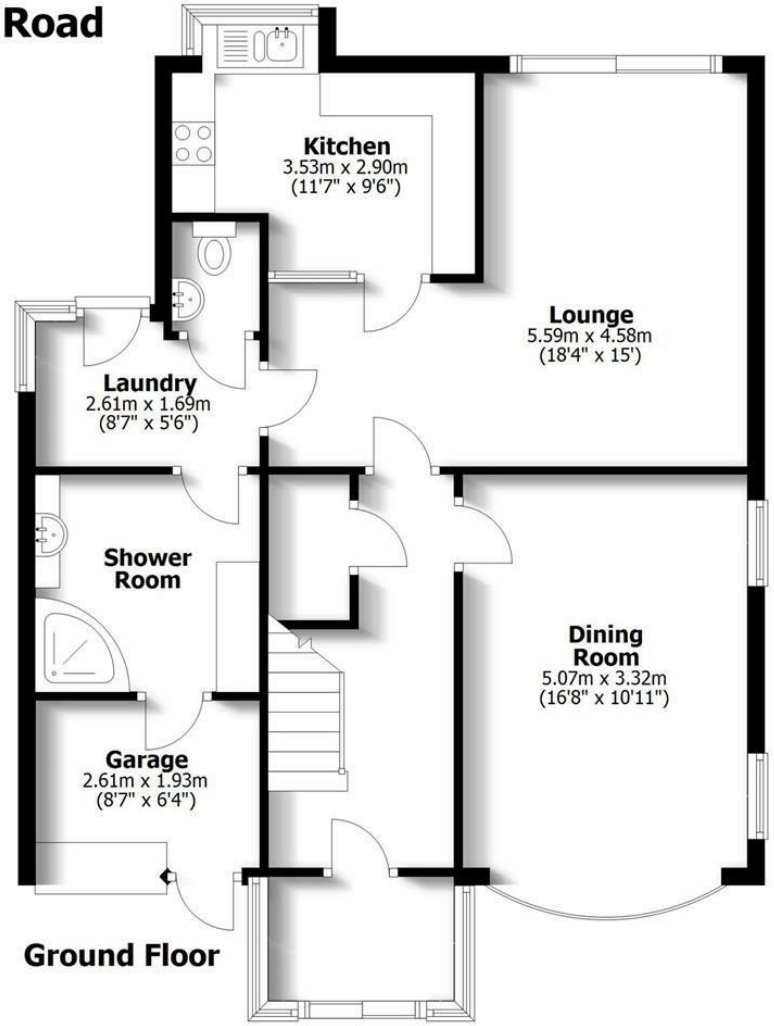




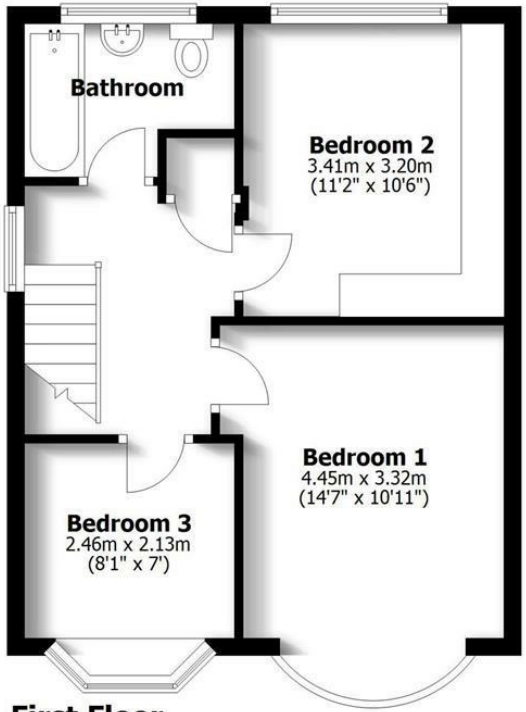

25 Ounsdale Road
Wombourne

HOUSE: 110.6sq.m. 1191sq.ft.
GARAGE: 5.0sq.m. 54sq.ft.
TOTAL: 115.6sq.m. 1245sq.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







