



Wychaven, The Holloway, Swindon, Dudley, South Staffordshire, DY3 4NT

BERRIMAN
EATON

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Wychaven is a traditionally appointed brick built detached home with a tiled and pitched roof, double garage, ample off road parking and well-tended gardens to both the front and rear. The property benefits from central heating and double glazing.

(WOMBOURNE OFFICE)
EPC: C

LOCATION

Wychaven is located in an excellent position on the outskirts of the village lying adjacent to the woods. Swindon Primary School and playing fields are within a convenient travelling distance with a private car park. Shops are situated within walking distance in this South Staffordshire village and bus services provide regular access to Wombourne village, Kingswinford, Wolverhampton and the Merry Hill shopping centre. The village has nearby walks along the Staffordshire Worcestershire canal tow paths. Highgate Common and several golf clubs are also within a short driving distance.

DESCRIPTION

Wychaven is a traditionally appointed brick built detached home with a tiled and pitched roof, double garage, ample off road parking and well-tended gardens to both the front and rear. The internal accommodation is thoughtfully arranged and beautifully presented with a good sized lounge and kitchen, dining and family room. Upstairs there are four bedrooms with a large family bathroom with both bath and separate shower cubicle. The property benefits from central heating and double glazing.

ACCOMMODATION

A composite front door with opaque side panel leads through the ENTRANCE HALLWAY which has two full length double glazed opaque windows to the front elevation, the staircase rising to the first floor land, tiling to the floor, radiator, dado rail and a cloaks cupboard with hanging rail, fitted shelf and a double glazed opaque window to the front elevation. Laminate flooring leads from the hallway into the LIVING ROOM which has a marble feature fireplace with inset electric fire, coved ceiling, two radiators and double glazed French doors leading onto the rear garden. The SITTING ROOM has a gas log burner with fitted sleeper shelf, radiator, coved ceiling, a double glazed window to the front elevation and access into the kitchen/dining room. The KITCHEN/DINING ROOM is fitted with a range of high quality wall and base units with complementary granite work surfaces and inset Belfast sink with stainless steel mixer tap. Space for a large American style fridge freezer, space and plumbing for washing machine and dishwasher and space for a Range style oven with fitted extractor over. Beamed ceiling, radiator, a wall mounted central heating boiler, a double glazed window to the rear elevation and a double glazed door to the rear garden.

The staircase rises to the first floor landing with loft access and dado rail. The large FAMILY BATHROOM has a contemporary white suite and comprises a double walk-in shower cubicle, panelled bath with mixer tap, his and hers vanity wash hand basins with tiled splash back and incorporating the low level W.C. and a large chrome heated ladder towel rail. There is a radiator, coved ceiling and an abundance of storage units. BEDROOM ONE has a range of fitted bedroom furniture including wardrobes and a chest of drawers, radiator, coved ceiling and two double glazed windows to the front elevation. BEDROOM TWO has a double wardrobes incorporating the stairs recess, a double glazed window to the front elevation, coved ceiling and a radiator. BEDROOM THREE has a range of fitted furniture including wardrobe with overhead storage and dressing table. Radiator, coved ceiling and a double glazed window to the rear elevation. BEDROOM FOUR has a radiator, coved ceiling and a double glazed window to the rear elevation.

OUTSIDE

A large tarmac driveway provides off road parking for several vehicles and flanked by a lawned foregarden with decorative gravelled border and a hedge to the boundary. There is gated access to the adjacent woodland. The rear garden has a full width paved patio area with steps up to a lawn area with a rear patio. There are decorative shale planted borders and the garden is enclosed by fencing to the boundary. There are two GARAGES both with elevating doors. The first garage has a double glazed opaque door to the rear garden. Space and plumbing for a washing machine and tumble dryer. The second garage is accessed via the elevating door and has a double glazed window to the rear elevation.

TENURE

FREEHOLD

SERVICES

We are informed by the Vendors that all main services are installed.

COUNCIL TAX

BAND F – South Staffordshire DC

POSSESSION

Vacant possession will be given on completion.

VIEWING

Please contact the Wombourne office.

Tettenhall Office

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Offers Around
£445,000

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.



WYCHAVEN
THE HOLLOWAY, SWINDON

HOUSE: 114.5sq.m. 1232sq.ft.
GARAGE: 24.5sq.m. 264sq.ft.
TOTAL: 139sq.m. 1469sq.ft.

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



