



2 Greenhill Court, Wombourne, Wolverhampton, South Staffordshire, WV5 0JA

BERRIMAN  
EATON

## 2 Greenhill Court, Wombourne, Wolverhampton, South Staffordshire, WV5 0JA

2 Greenhill Court is an attractive, well positioned, executive property with a gated entrance, generous drive, garage and enclosed rear garden. The internal accommodation has been extensively updated with modern, high quality fitments, providing excellent family accommodation. The property benefits from UPVC double glazing and gas central heating throughout.

(WOMBOURNE OFFICE)

EPC: C

### LOCATION

Greenhill Court remains one of the village's most desirable locations bordering countryside on the fringe of Wombourne and within easy reach of the picturesque village green and shopping. Wombourne provides a full array of local amenities including doctors and dental surgeries, a library, good public transport links and highly regarded schooling. The more extensive amenities of Wolverhampton City Centre, Stourbridge and Dudley are within convenient travelling distance.

### DESCRIPTION

2 Greenhill Court is an attractive, well positioned, executive property with a gated entrance, generous drive, garage and enclosed rear garden. The internal accommodation has been extensively updated with modern, high quality fitments, providing excellent family accommodation to include lounge, kitchen/family room, utility and cloakroom/wc to the ground floor. To the first floor is the principal bedroom with en-suite, three further bedrooms and house bathroom. The property benefits from UPVC double glazing and gas central heating throughout.

### ACCOMMODATION

The ENTRANCE HALLWAY is accessed via double opening uPVC doors with matching leaded opaque side panels beneath an open Colonial style porch and has tiled floor, vintage radiator and the staircase rising to the first floor landing with wooden balustrades. The downstairs CLOAKROOM has vanity wash hand basin incorporating the low level W.C., a chrome heated ladder towel rail, tiled floor and decorative coving. The KITCHEN/FAMILY ROOM is fitted with a range of high quality wall and base units with fitted quartz work surfaces with inset 1½ bowl sink unit with Quooker tap, integrated double oven, integrated dishwasher, fridge and freezer. There is a combination hob set in central island/breakfast bar with integrated wine cooler. Tiling to the floor, spotlights, two vertical radiators, media wall, double glazed windows to two elevations with remote controlled blinds, French doors to the side and sliding patio doors lead to the rear garden, both with remote controlled blinds. The UTILITY has fitted storage cupboards with space and plumbing for washing machine and tumble dryer. There is a vertical radiator, tiling to the floor, French doors to the garden and a storage cupboard housing the wall mounted central heating boiler. The LIVING ROOM has a feature fireplace with integrated electric log effect fire, fitted illuminated coving, spotlights, a radiator, a double glazed leaded walk-in bay window to the front elevation and double glazed French doors with matching side windows and remote controlled blinds leading to the rear garden.

The staircase rises to the first floor LANDING with decorative coving, a double glazed window to the front elevation, loft access and an Airing Cupboard with fitted shelving. The BATHROOM is fitted with a contemporary white suite and comprises panelled bath with shower over and glazed side screen, vanity wash hand basin and low level W.C. A vertical radiator incorporates a hand towel rail, tiling to the walls and floor, spotlights and a double glazed opaque window to the rear elevation. The PRINCIPAL BEDROOM has a range of fitted furniture including wardrobes, a dressing table with downlit pelmet and drawer units. There is a radiator and decorative coving. The EN-SUITE has a walk-in shower cubicle with multi heads and a vanity wash hand basin incorporating the low level W.C. Chrome heated ladder towel rail, tiling to the walls and floor, spotlights and a double glazed opaque window to the side elevation. BEDROOM TWO has a radiator, coved ceiling, spotlights and a double glazed window to the rear elevation. BEDROOM THREE has fitted bedroom furniture including wardrobes and bedside tables, radiator, coved ceiling and a double glazed leaded window to the front elevation. BEDROOM FOUR has a radiator, coved ceiling and a double glazed window to the rear elevation.

### OUTSIDE

The property occupies a corner plot with electronic gated access, a walled garden, a tarmac driveway providing off road parking for multiple vehicles and gives access to the DOUBLE GARAGE with an electronically operated door, pitched roof and side entrance. There is gated access to both sides of the property to the rear garden. The rear garden has a full width paved patio area, a lawn area with well planted borders and is enclosed by fencing to the boundary.

### TENURE

FREEHOLD

### SERVICES

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

### COUNCIL TAX

BAND G – South Staffordshire DC

### POSSESSION

Vacant possession will be given on completion.

### VIEWING

Please contact the Wombourne office.

#### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

#### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

#### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

#### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

#### Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

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

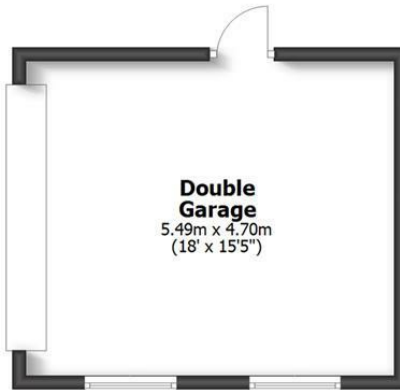
Offers Around  
£750,000

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.

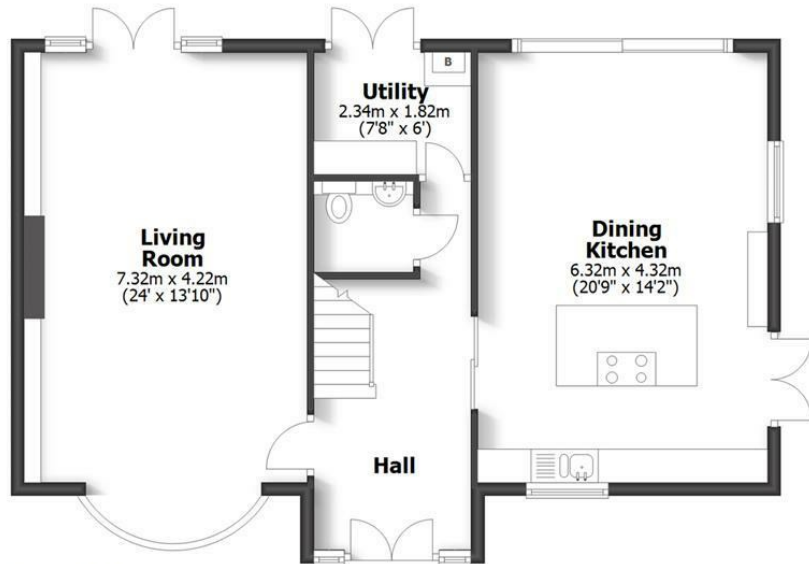


**2 GREENHILL COURT**  
**SYTCH LANE, WOMBOURNE**

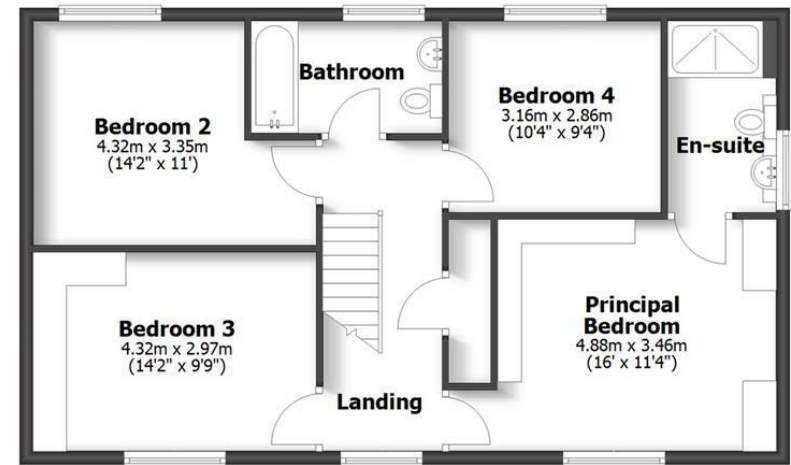


HOUSE: 144.9sq.m. 1560sq.ft.  
 GARAGE: 25.8sq.m. 278sq.ft.  
**TOTAL: 170.7sq.m. 1838sq.ft.**

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**

