



2 Heath House Drive, Wombourne, Wolverhampton, WV5 8EZ

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2 Heath House Drive is a well presented and extended Georgian Style detached family home at the head of this desirable cul de sac. The property has a generous drive and occupies a corner position with an enclosed tiered rear garden. The property benefits from central heating and double glazing.

(WOMBOURNE OFFICE)  
EPC: D

### LOCATION

Heath House Drive is situated in a popular and sought after location on the outskirts of Wombourne village within the popular Poolhouse Farm Estate. Wombourne is well served by schools, sports centres, countryside walks and a wide range of amenities in the village centre itself including shops, eateries, library, and doctors and dental surgeries. There is convenient travelling to Wolverhampton, Stourbridge and the Merry Hill Centre and a supermarket is located nearby on Bridgnorth Road (B4176).

### DESCRIPTION

2 Heath House Drive is a well presented and extended Georgian Style detached family home at the head of this desirable cul de sac. The property has a generous drive and occupies a corner position with an enclosed tiered rear garden. The property has been extended to the rear to two storeys and the internal accommodation briefly comprises playroom, living room, dining room, breakfast kitchen, separate utility, cloakroom/wc and conservatory to the ground floor. To the first floor is the master bedroom with en-suite bathroom, three further bedrooms and a shower room. The property benefits from central heating and double glazing.

### ACCOMMODATION

The ENTRANCE HALLWAY is accessed via a uPVC double glazed door with opaque inserts and has an understairs storage cupboard and the staircase rising to the first floor LANDING with wooden balustrade. The downstairs CLOAKROOM has a low level W.C., pedestal wash hand basin with tiled splash back and fitted extractor. The KITCHEN/DINING ROOM is fitted with a range of wall and base units with complementary work surfaces and inset 1½ bowl stainless steel sink unit with mixer tap. Space for a range style oven with extractor hood over. There are a range of integrated appliances including fridge, freezer and dishwasher. Radiator, plinth lighting, spotlights and a double glazed leaded window to the rear elevation. The UTILITY is fitted with a range of high gloss wall and base units with fitted work surfaces, space and plumbing for washing machine and tumble dryer and provision for a separate fridge. Radiator, tiled floor, spotlights, uPVC double glazed leaded window to the rear elevation and a uPVC double glazed leaded door leading to the rear garden and a door into the garage. The GARAGE has a wall mounted Worcester Bosch central heating boiler and spotlights. The DINING AREA has a radiator, coved ceiling and double glazed French doors into the CONSERVATORY which is of brick and double glazed construction with a polycarbonate roof with a fitted ceiling fan. Tiled floor, wall light points and double glazed French doors to the rear garden. The LIVING ROOM has a feature fireplace with inset coal effect gas fire with marble hearth, coved ceiling, radiator, wall lights and a double glazed leaded window to the front elevation. The SITTING ROOM has a radiator, coved ceiling and double glazed leaded window to the front elevation.

The staircase rises to the first floor LANDING which has loft access. The SHOWER ROOM has a walk-in double cubicle with multi headed shower, vanity wash hand basin with fitted mirror and down lighting and low level W.C. Chrome heated ladder towel rail and a double glazed leaded window to the rear elevation. The PRINCIPAL BEDROOM has a range of fitted bedroom furniture including wardrobes with overhead storage and a dressing table with side drawers. There is a radiator, coved ceiling and two double glazed leaded windows to the front elevation. The EN-SUITE has a contemporary white suite and comprises of a P-shaped bath with electric shower over and glazed side screen, pedestal wash hand basin and low level W.C. Large vertical radiator, tiled floor and walls, spotlights and a double glazed opaque window to the side elevation. BEDROOM TWO has a fitted wardrobe with mirrored panel, radiator, coved ceiling and a double glazed leaded window to the rear elevation. BEDROOM THREE has a radiator, coved ceiling and a double glazed leaded window to the rear elevation. BEDROOM FOUR has fitted wardrobes, radiator, coved ceiling and a double glazed leaded window to the front elevation.

### OUTSIDE

The property occupies a generous corner position with a generous block paved driveway in a herringbone style providing off road parking for several vehicles and giving access to the garage and the entrance and flanked by a large lawned foregarden. There is side gated access to the rear garden. The rear garden is currently undergoing construction and comprises paved patio area and three tiers with steps up to each level 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 F – 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)

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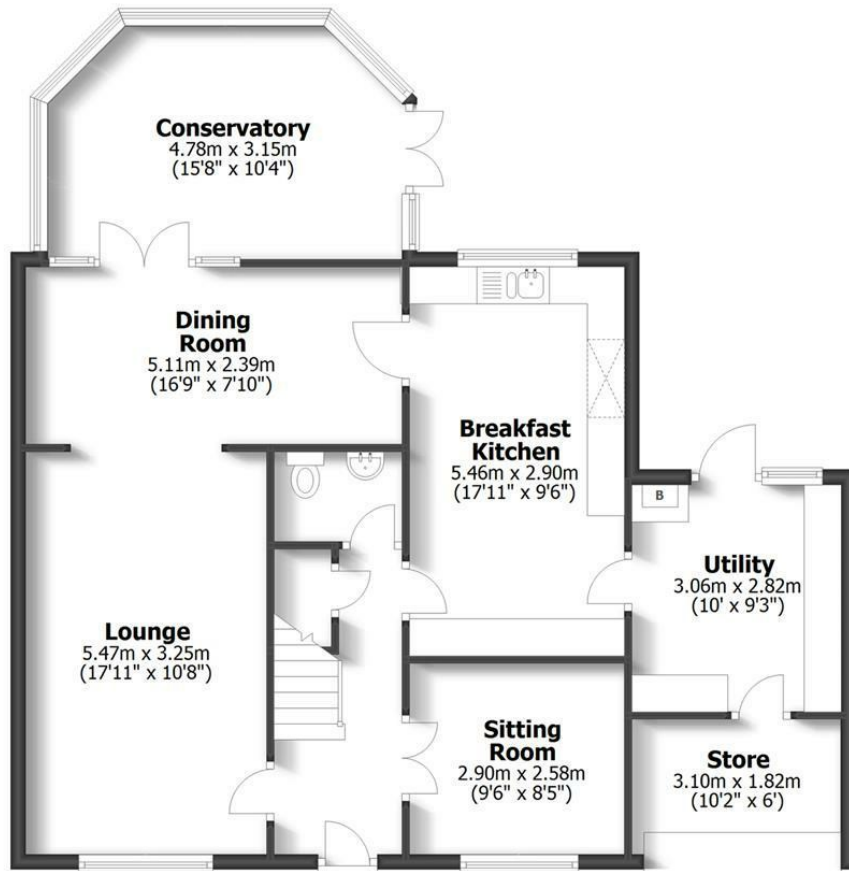
EPC: D

**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 HEATH HOUSE DRIVE  
WOMBOURNE**

HOUSE: 151.3sq.m. 1628sq.ft.  
 STORE: 5.6sq.m. 61sq.ft.  
**TOTAL: 156.9sq.m. 1689sq.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**

