



11 The Meadlands, Wombourne, Wolverhampton, South Staffordshire, WV5 8HU

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Extended three bedroom semi-detached house.

Wombourne Village -1.0 miles, Wolverhampton 5.5 miles, Birmingham 16.0 miles (All distances are approximate)

## LOCATION

11 The Meadlands is within easy reach of Wombourne village centre with its full array of shopping and leisure facilities. There is convenient travelling to the more extensive amenities provided by Dudley, Stourbridge and Wolverhampton City Centre and the area is well served by schooling. There is open parkland close to the property and access to the South Staffordshire canal system and Railway Walk is nearby.

## DESCRIPTION

This well maintained, centrally heated and double glazed semi-detached home is situated on a corner plot and has been extended to the ground floor to give study area, guest cloakroom and kitchen.

## ACCOMMODATION

Entrance hall with oak wood flooring and doorway to lounge/dining room. The lounge area has a window to the front and electric fire with hearth and oak surround. The dining area has window and double patio doors to the rear with access to an understairs cupboard. Doorway leads to study area with oak flooring and windows to the sides and door to guest cloakroom comprising W.C., wash hand basin with tiled splash back, tiled floor and window to the side. Further doorway leads to the fitted kitchen with base cupboards and drawers, matching wall cupboards, tiled splashback, work surface extending to breakfast bar, double bowl sink unit, integrated electric oven and ceramic hob, space and plumbing for dishwasher and washing machine, space for freezer, tiled floor, ceiling spotlights, windows to the side and rear and patio door to the rear garden.

From the hallway a staircase leads to the first floor landing with access to loft and airing cupboard housing the central heating boiler. Bedroom one has a double fitted

wardrobe and there are two further bedrooms and a bathroom with white suite comprising W.C., wash hand basin, bath with shower over and shower screen, chrome heated towel rail, tiled floor and part tiled walls.

## OUTSIDE

To the front of the property is a tarmac driveway providing parking for several vehicles and leading to garage. There is lawn to the front of the property and also to the side area. The rear garden comprises paved patio area, lawn and gated side access.

## TENURE

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors.

## COUNCIL TAX

South Staffordshire District Council. BAND: C

## FIXTURES AND FITTINGS

By separate negotiation.

## VIEWING

Contact the WOMBOURNE OFFICE

## DIRECTIONS

From Wombourne village centre proceed to the traffic lights on Windmill Bank and turn left into Ounsdale Road. Proceed over the traffic lights on the canal bridge and straight over crossroads at the top of the hill. Turn left into Millfields Way and immediately left again into The Meadlands where the property can be found a short distance along on the left hand side.

13/15 High Street  
Tettenhall  
Wolverhampton  
WV6 8QS

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tettenhall@berrimaneaton.co.uk

22/23 Whitburn Street  
Bridgnorth  
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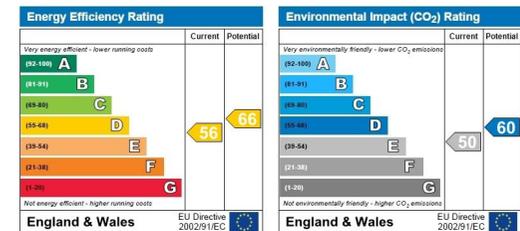
01746 766499  
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WV5 9DP

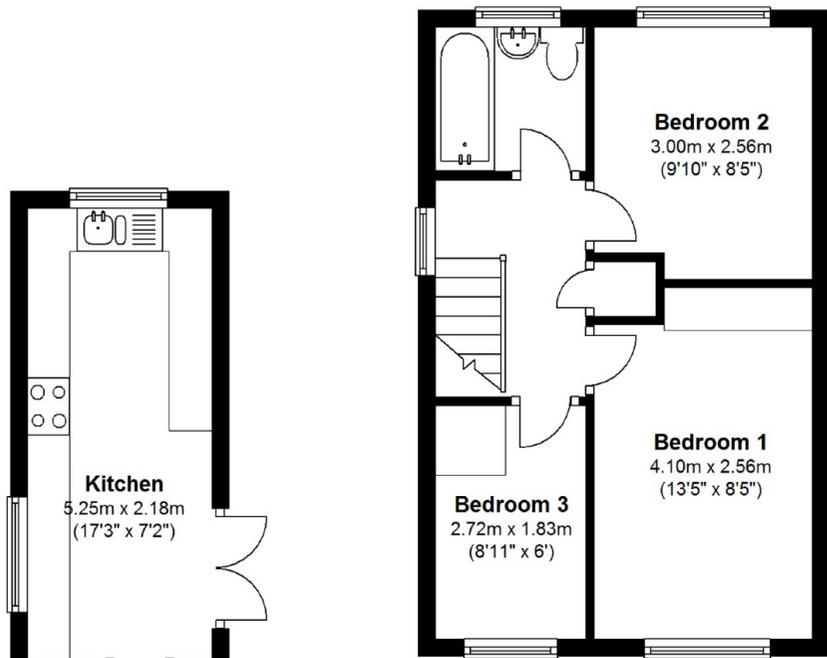
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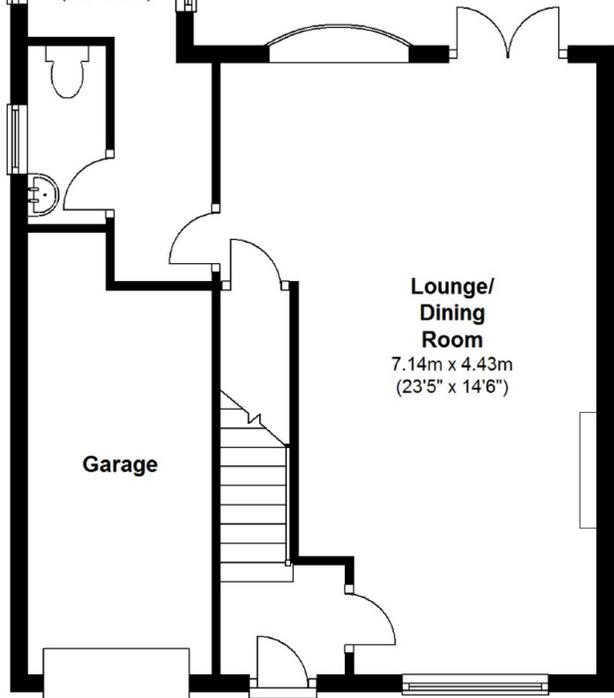
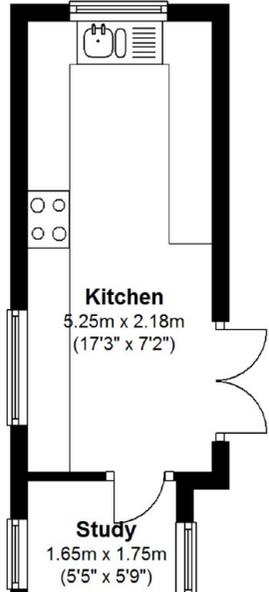
Offers around  
£184,950



**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.



**First Floor**



**Ground Floor**

**11 THE MEADLANDS  
WOMBOURNE**

**Approx Overall Floor Area  
84.4sq.m 909sq.ft.  
(excluding garage)**

**FOR GENERAL GUIDANCE ONLY  
NOT TO SCALE**



