



Brick House, 80a Bridgnorth Road, Wombourne, Wolverhampton, South Staffordshire, WV5 0AQ

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A newly constructed three storey, four bedroom detached family residence set within a favoured location and enjoying open views over farmland to the front.

Wombourne Village - 1.0 miles, Wolverhampton 6.5 miles, Birmingham 14.9 miles (All distances are approximate)

LOCATION

The property is located on the outskirts of Wombourne village with its array of shops, leisure facilities, doctors and dentists and is within convenient travelling distance of Wolverhampton, Dudley and Stourbridge. The area is well served with a variety of reputable schools and there are regular bus services to neighbouring towns.

DESCRIPTION

This impressive family home has a large open plan living/dining/kitchen area to the rear and a master bedroom suite to the first floor with three further bedrooms (one with en-suite) and family bathroom to the first floor. The accommodation is further enhanced with utility room, study, guest cloakroom, garage, UPVC double glazing and gas central heating.

ACCOMMODATION

A half panelled composite entrance door gives access to the ENTRANCE HALLWAY which has Karndean flooring and staircase rising to the first floor landing. There is access to the garage and to a cloaks cupboard with double glazed window to the front elevation. The STUDY has a double glazed window to the front elevation with radiator. There is a GUEST CLOAKROOM with double glazed opaque window to the side elevation, low level W.C. And modern vanity wash hand basin. The UTILITY ROOM has a single drainer sink unit with stainless steel mixer tap, fitted work surfaces, plumbing and space for washing machine, tumble dryer, wall units, radiator and double glazed part opaque door to the side giving access to the garden.

The open plan LOUNGE AREA has two large double glazed opaque windows and leads seamlessly through to a large open plan DINING/FAMILY AREA with double glazed French doors leading out onto the rear garden and a range of high quality high gloss wall and base units with complementary work surfaces, inset single drainer sink unit with mixer tap, range of Neff appliances including double oven, ceramic hob, extractor, fridge freezer, wine cooler and dishwasher, downlights to the wall units and a glass atrium, spotlights and a modern vertical radiator.

Staircase rises to the FIRST FLOOR LANDING with double glazed opaque window to the side elevation and airing cupboard housing a large modern hot water cylinder. There is a large DOUBLE BEDROOM with two windows to the front elevation and an EN-SUITE with shower, vanity wash hand basin and low level W.C. The FAMILY BATHROOM is fitted to a very high standard with a roll edge bath with free standing shower attachment, vanity wash hand basin, low level W.C. And a double walk in shower. There is part tiling to the splash back, tiling to the floor and a chrome heated towel rail. There are TWO FURTHER DOUBLE BEDROOMS with windows overlooking the rear elevation and a staircase rising to the MASTER SUITE which has double glazed windows to front and rear elevations, storage into the eaves and EN-SUITE with shower cubicle, vanity wash hand basin and low level W.C.

OUTSIDE

The property is approached via a large block paved DRIVEWAY with shaped borders, fencing and access to GARAGE which has an up and over door and a wall mounted central heating Baxi boiler. Side access leads to the REAR GARDEN which is easily maintained with a full width patio, gravel borders, raised lawned area and fencing.

SERVICES

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

COUNCIL TAX BAND

South Staffordshire District Council. Band: tba

POSSESSION

Vacant possession will be given on completion.

VIEWING

Please contact the Wombourne office.

13/15 High Street
Tettenhall
Wolverhampton
WV6 8QS

01902 747744
tettenhall@berrimaneaton.co.uk

22/23 Whitburn Street
Bridgnorth
Shropshire
WV16 4QN

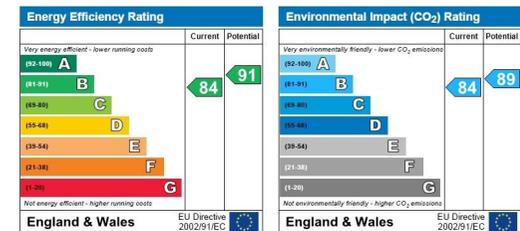
01746 766499
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WV5 9DP

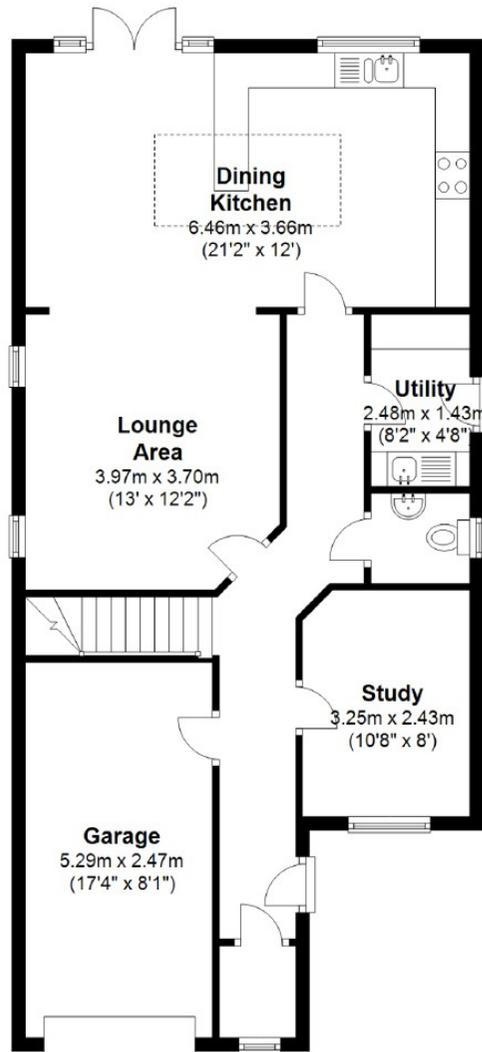
01902 326366
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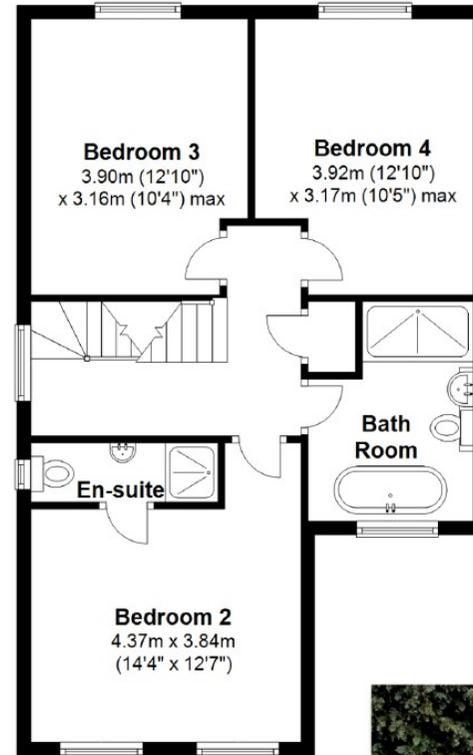
Offers around
£399,950



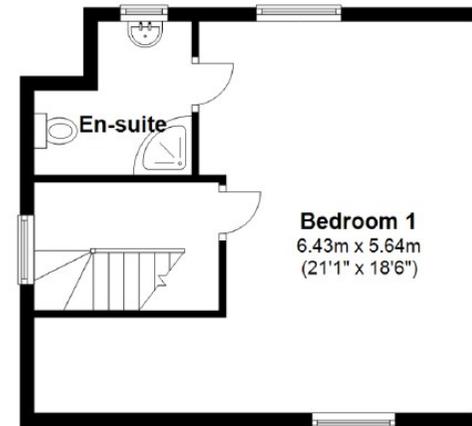
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



Ground Floor



First Floor



Second Floor

**BRICK HOUSE
80A BRIDGNORTH ROAD
WOMBOURNE**

Approx Overall Floor Area
HOUSE: 162.6sq.m. 1750sq.ft.
GARAGE: 13.1sq.m. 141sq.ft.
TOTAL: 175.7sq.m. 1891sq.ft.

**FOR GENERAL GUIDANCE ONLY
NOT TO SCALE**



View To The Front

