



20 Quendale, Wombourne, Wolverhampton, WV5 8JZ

BERRIMAN
EATON

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Quendale is a well-positioned detached family home overlooking the Brook which has generous off road parking for three vehicles, partly converted garage and a landscaped rear garden with seating area.

(WOMBOURNE OFFICE) EPC: D

LOCATION

Quendale is located on the east side of the popular Poolhouse Farm with excellent access to the beautiful Wombrook Walk which is perfect for dog walkers and leads to Wombourne Village, Smestow and the Canal and Railway walks. There is also access at the other end of the Estate to Sainsburys and bus stops which travel regularly to Wolverhampton, Dudley, Stourbridge and Merry Hill Centre. There are a wealth of shops and facilities in the Centre of Village.

DESCRIPTION

Quendale is a well-positioned detached family home overlooking the Brook which has generous off road parking for three vehicles, partly converted garage and a landscaped rear garden with seating area. The internal accommodation briefly comprises entrance hall, living room, dining room, conservatory, fitted kitchen, downstairs cloakroom/wc and utility room to the ground floor. To the first floor there are three good sized bedrooms and a family bathroom. The property benefits from central heating and double glazing.

ACCOMMODATION

The ENTRANCE HALLWAY is accessed through a uPVC door with decorative leaded inserts, radiator and staircase rising to the first floor landing. The LIVING ROOM has a marble feature fireplace with inset coal effect gas fire and marble hearth, radiator, coved ceiling, wall light points and double glazed leaded bay window to the front elevation. A door leads through into the DINING ROOM having radiator, coved ceiling, double glazed leaded window to the rear elevation and double glazed French doors into the conservatory. The CONSERVATORY has a polycarbonate roof with low brick walls and double glazed windows, radiator and double opening doors on the rear garden. The downstairs CLOAKROOM has a low level W.C., pedestal wash hand basin with tiled splash back and radiator. The KITCHEN is fitted with a range of high quality wall and base unit with complementary work surfaces, inset single drainer stainless steel sink unit with mixer tap, tiled splashbacks, spot lights, integrated double Neff oven, 4 ring gas hob with fitted chimney extractor, integrated fridge, dishwasher, radiator, double glazed door and double glazed leaded side window to the side. The UTILITY ROOM (formerly the garage and has been part partitioned off and has storage to the front) is fitted with a range of wall and base units with complementary work surfaces, inset single drainer stainless steel sink unit with mixer tap, space for American style fridge freezer, space and plumbing for washing machine and tumble dryer and space for a wine cooler.

The staircase rises to the first floor landing having loft access and a double glazed opaque window to the side elevation. Airing Cupboard housing the wall mounted central heating boiler and hot water cylinder. The BATHROOM has been refitted to a very high standard and comprises a 'P' shaped panel bath with shower over and glazed side screen, vanity wash hand basin incorporating low level W.C., chrome heated ladder towel rail, part tiled walls and double glazed leaded opaque window to the side elevation. BEDROOM ONE has a double walk-in wardrobe with hanging rails and incorporates the recess over the stairs, a radiator, wiring for a wall mounted TV, coved ceiling and two double glazed leaded windows to the front elevation and benefits from picturesque views over the Wombrook. BEDROOMS TWO and THREE have a radiator and a double glazed leaded window to the rear elevation.

OUTSIDE

The property has a large tarmac driveway providing off road parking for several vehicles and gives access to the garage which has an elevating door to the front and part partitioned for storage. The rear garden has been beautifully landscaped and has a canopy over the decking area with free standing bar. There is a lawn area and additional decking area, hard standing for two sheds, fence and conifer border to the boundary.

TENURE

FREEHOLD

SERVICES

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

COUNCIL TAX

BAND D – South Staffordshire DC

POSSESSION

Vacant possession will be given on completion.

VIEWING

Please contact the Wombourne office.

Tettenhall Office

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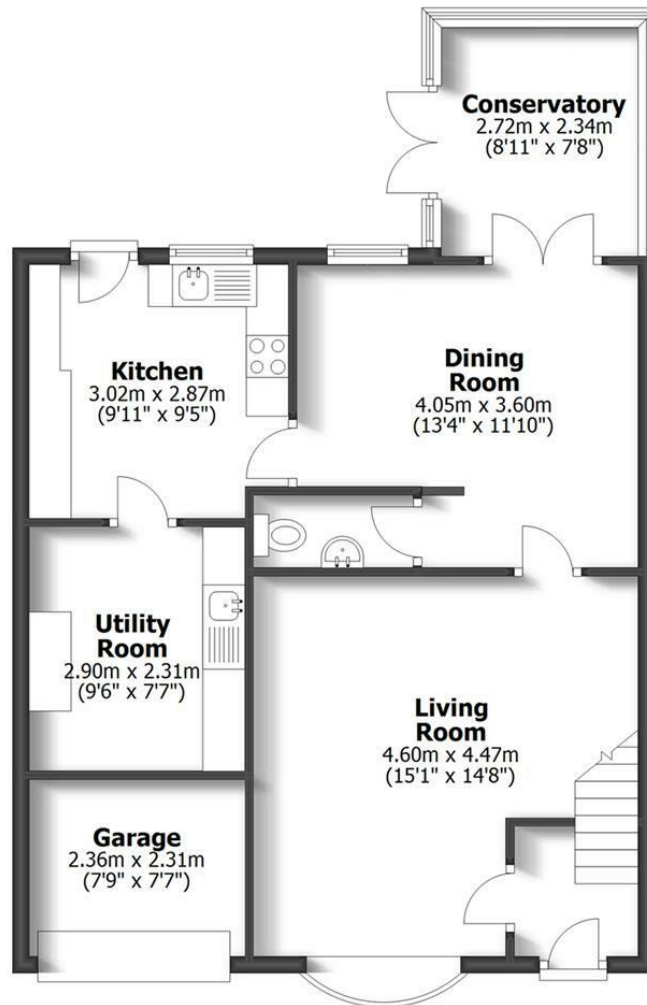
Offers Over
£325,000

EPC: D

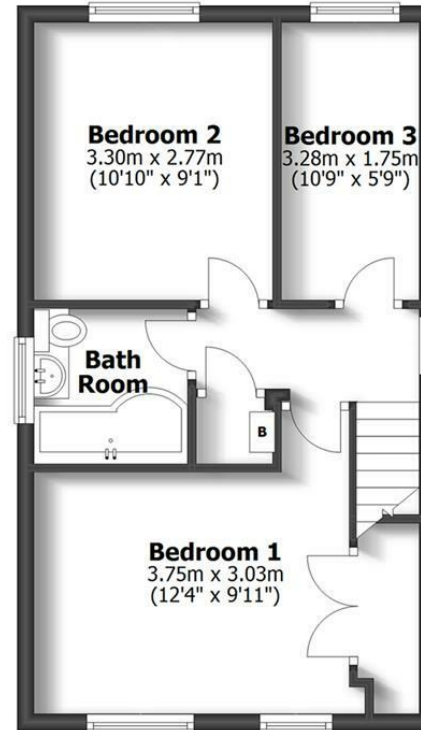
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



20 Quendale
Wombourne



Ground Floor



First Floor

HOUSE: 97.2sq.m. 1047sq.ft.
 GARAGE: 5.5sq.m. 59sq.ft.
TOTAL: 102.7sq.m. 1106sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE

