



7 Blakeley Heath Drive, Wombourne, Wolverhampton, South Staffordshire, WV5 0HW

BERRIMAN
EATON

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7 Blakeley Heath Drive is a semi-detached bungalow occupying a generous corner plot with an extensive rear garden, off road parking and further secured parking behind gates as well as a detached tandem garage. The internal briefly comprises lounge, kitchen, utility room, bathroom and three good sized bedrooms. The property benefits from central heating, double glazing and no upward chain. (WOMBOURNE OFFICE) EPC: D

LOCATION

Blakeley Heath Drive is a small cul-de-sac situated a short distance from Common Road giving easy access to Wombourne Village Centre which provides a wide range of local amenities including shops, doctors and dentists surgeries, and a library. Public transport services are available nearby which provide regular links to Wolverhampton City Centre, Dudley and Stourbridge. There is a convenient pedestrian access to the rear of Blakeley Heath Primary School within walking distance, with Wombourne High School being close by as well.

DESCRIPTION

7 Blakeley Heath Drive is a semi-detached bungalow occupying a generous corner plot with an extensive rear garden, off road parking and further secured parking behind gates as well as a detached tandem garage. The internal briefly comprises lounge, kitchen, utility room, bathroom and three good sized bedrooms. The property benefits from central heating, double glazing and no upward chain.

ACCOMMODATION

A uPVC entrance door with opaque glazed panels opens into the HALLWAY with radiator, and double glazed opaque window to the rear elevation. BEDROOM 1 is a double room with double glazed window to the side elevation and radiator. DOUBLE BEDROOM 2 has a double glazed window to the front elevation, radiator and fitted wardrobes. BEDROOM 3 / OFFICE has a double glazed window to the front elevation and radiator. The BATHROOM is fitted with a white suite comprising bath with shower over, low-level wc, pedestal wash hand basin, chrome heated ladder towel rail, single glazed opaque window to the side elevation and airing cupboard housing the central heating boiler, and part-tiled walls.

The LOUNGE is a good size and has double glazed French doors opening onto the rear garden, marble fireplace with mantle and hearth housing a coal-effect gas fire, radiator and door into the KITCHEN which is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit with mixer tap, double glazed window to the rear elevation, integrated cooker and ceramic hob, part-tiled walls and spotlights. A door leads to the UTILITY with fitted work surface, plumbing and space for a washing machine, tumble dryer and dishwasher, double glazed windows to the side and rear elevations and double glazed door to the back garden.

OUTSIDE

The property occupies a generous corner plot with tarmac drive affording off-street parking for several vehicles and leading to a large TANDEM GARAGE with elevating door, side courtesy door and two double glazed windows. Double wooden gates give access to a further area of parking which is tarmaced to the rear.

The large REAR GARDEN is a particular feature of the property with door into the utility, large lawn, fencing and hedges to the boundary, planted borders, wooden trellis and open views across Blakeley Heath Primary School playing fields to the rear.

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

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

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Wombourne Office

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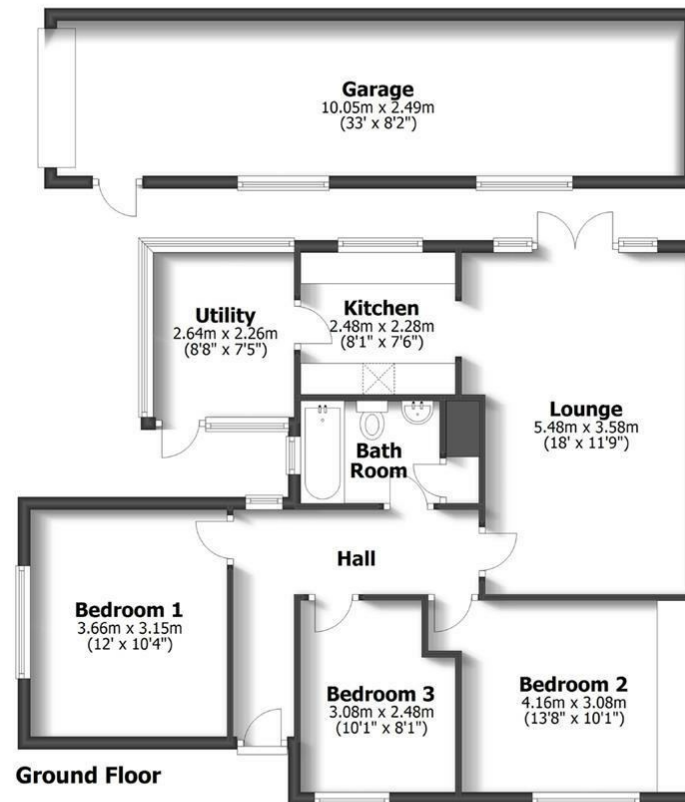
Offers Around
£328,000

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.



**7 BLAKELEY HEATH DRIVE
WOMBOURNE**



BUNGALOW: 75.5sq.m. 813sq.ft.
GARAGE: 25.1sq.m. 270sq.ft.
TOTAL: 100.6sq.m. 1083sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

