



6 Moises Hall Road, Wombourne, Wolverhampton, WV5 0LF

BERRIMAN
EATON

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6 Moises Hall Road is a semi-detached family home occupying a generous plot with generous driveway as well as gated access for further secured parking at the rear with a delightful rear garden overlooking the Wombrook. (WOMBOURNE OFFICE) EPC: D

LOCATION

Moises Hall Road is a cul de sac situated off Mill Lane with excellent and convenient access into Wombourne Village. Within the Village there are a wealth of shops and facilities such as doctors, dentists and podiatrists. There are regular buses running to Wolverhampton, Stourbridge, Dudley and Merry Hill Centre. Wombourne is also very well catered for in terms of both Primary and High Schools.

DESCRIPTION

6 Moises Hall Road is a semi-detached family home occupying a generous plot with generous driveway as well as gated access for further secured parking at the rear with a delightful rear garden overlooking the Wombrook. The internal accommodation briefly comprises living room with log burner and fitted dining kitchen to the ground floor. To the first floor there are three generous bedrooms and a refitted modern bathroom. The property benefits from central heating and double glazing.

ACCOMMODATION

The ENTRANCE HALLWAY is accessed through a composite door with double glazed inserts. There is a double glazed window to the front elevation, a radiator, cloaks cupboard and the staircase rising to the first floor landing. The LIVING ROOM has an inset wood burning stove on a tiled hearth, two radiators and wiring for a wall mounted T.V. There is a double glazed bay window to the front elevation and double glazed sliding patio door leading to the rear garden. The KITCHEN/DINING ROOM is fitted with a range of wall and base units with complementary work surfaces and inset 1½ bowl sink unit with mixer tap and tiled splashbacks. Double glazed windows to the rear and side elevations and a double glazed door to the side. Integrated oven with 4 ring gas hob and extractor hood over. Space and plumbing for washing machine and dishwasher. Space for a wine cooler, fridge freezer and a tumble dryer. The DINING AREA has a radiator and a double glazed window to the side elevation.

The staircase rises to the first floor LANDING having loft access via a pull-down ladder and a double glazed window to the side elevation. The BATHROOM is fitted with a contemporary white suite and comprises P-shaped bath with double headed shower over and a glazed curved side screen, low level W.C. and vanity wash hand basin. Heated ladder towel rail, attractive wall and floor tiling and a double glazed opaque window to the rear elevation. BEDROOM ONE has a radiator and a double glazed window to the front elevation. BEDROOM TWO has a walk-in storage cupboard with shelving, radiator and double glazed window to the front elevation. BEDROOM THREE has a walk-in storage cupboard with fitted shelving, radiator and a double glazed window to the rear elevation.

OUTSIDE

The property sits on a large corner plot and has a large creteprint driveway suitable for off road parking for several vehicles and has fencing to the boundary. Double gates lead through to enclosed parking to the side leading to a concrete GARAGE with elevating door and side door. There is a pedestrian side gate leading to the rear garden and has railings leading to a top patio with steps leading down to a large lawn area with hard standing for a Summer House. The garden is enclosed by fencing to the boundary and backs on to the popular Wombrook Walk.

TENURE

FREEHOLD

SERVICES

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

COUNCIL TAX

BAND B – South Staffordshire DC

POSSESSION

Vacant possession will be given on completion.

VIEWING

Please contact the Wombourne office.

Tettenhall Office

01902 747744

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Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

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Lettings Office

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Worcestershire Office

01562 546969

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www.berrimaneaton.co.uk

Offers Around
£299,950

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.



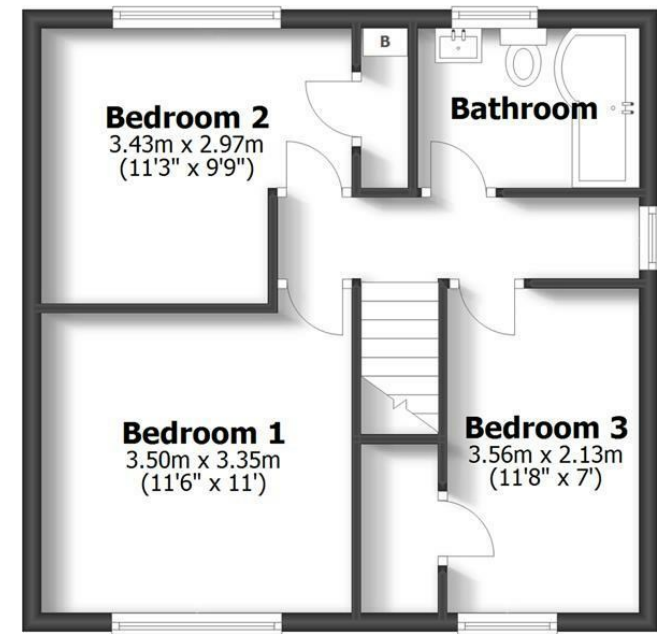
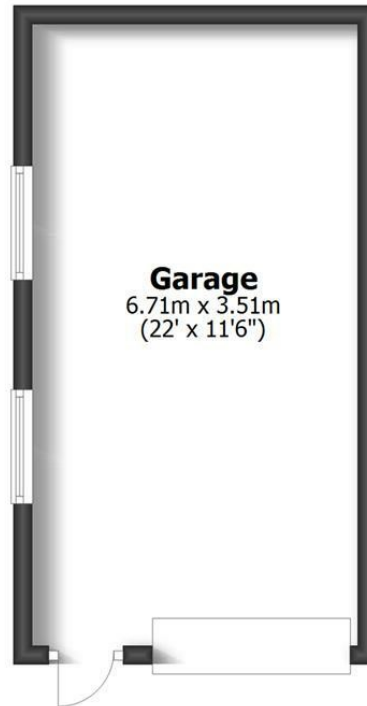
**6 MOISES HALL ROAD
WOMBOURNE**

HOUSE: 82sq.m. 883sq.ft.
 GARAGE: 23.5sq.m. 253sq.ft.
TOTAL: 105.5sq.m. 1136sq.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

