



10 Wombourne Road, Swindon, Dudley, DY3 4NA

BERRIMAN
EATON

10 Wombourne Road, Swindon, Dudley, DY3 4NA

10 Wombourne Road is an immaculately presented semi-detached bungalow with ample off-street parking and a pretty, enclosed rear garden. The internal accommodation comprises entrance hall, contemporary shower room, two bedrooms, lounge, kitchen and conservatory. The property benefits from central heating and double glazing.

WOMBOURNE OFFICE
EPC: D

LOCATION

Wombourne Road is the main road into the Staffordshire village of Swindon. Swindon is surrounded by lovely, local countryside walks yet is within convenient travelling distance of many commercial centres such as Wombourne, Kingswinford, Dudley, Stourbridge and Wolverhampton and a Sainsburys supermarket on the Bridgnorth Road (B4176). The village benefits from a good primary school, church, a variety of local shops and a wide range of sport and leisure facilities including a cricket club. Nearby are rugby, football, tennis, squash and hockey clubs.

DESCRIPTION

10 Wombourne Road is an immaculately presented semi-detached bungalow with ample off-street parking and a pretty, enclosed rear garden. The internal accommodation comprises entrance hall, contemporary shower room, two bedrooms, lounge, kitchen and conservatory. The property benefits from central heating and double glazing.

ACCOMMODATION

The side ENTRANCE HALLWAY is accessed through a uPVC door with decorative leaded inserts and opaque double glazed side panel. There is a storage cupboard housing the central heating boiler and has shelving. There is a radiator and access into the SHOWER ROOM which has a curved walk-in cubicle with electric shower, vanity wash hand basin, low level W.C., chrome heated ladder towel rail, loft access, tiled floor and walls and a double glazed opaque window to the side elevation. BEDROOM ONE has fitted wardrobes, a fitted storage cupboard with shelving, radiator, coved ceiling and a double glazed window to the rear elevation. BEDROOM TWO has a double glazed window to the front elevation and a radiator. The LIVING ROOM has a marble feature fireplace with inset coal effect gas fire, wall light points, coved ceiling, radiator and a double glazed window to the front elevation. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces and inset single drainer stainless steel sink unit with mixer tap, integrated double oven with 4 ring gas hob and pull out extractor. Space for American style fridge freezer with storage above. There is a tiled floor and tiled splashback, fitted pantry with shelving and a uPVC door leading into the conservatory. The CONSERVATORY has an enclosed panelled roof and is of uPVC double glazed construction with opaque windows to the side and a French door leading out to the rear garden. There is plumbing for a washing machine and space for a fridge freezer. There is a radiator and tiling to the floor.

OUTSIDE

There is a large tarmac driveway proving off road parking for several vehicles and giving access to the garage. There is a large lawned foregarden with gravelled borders. The GARAGE has double opening doors, power and lighting, a double glazed opaque window to the rear elevation and a door leading to the garden. There is gated side access to the rear garden and a brick-built storage area. The rear garden has a full width paved patio area with pathway leading to the timber frame SUMMERHOUSE which is currently being used for storage. The lawn area has well planted borders, hard standing for a shed and fencing to the boundary.

TENURE

FREEHOLD

SERVICES

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

COUNCIL TAX

BAND C – 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

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

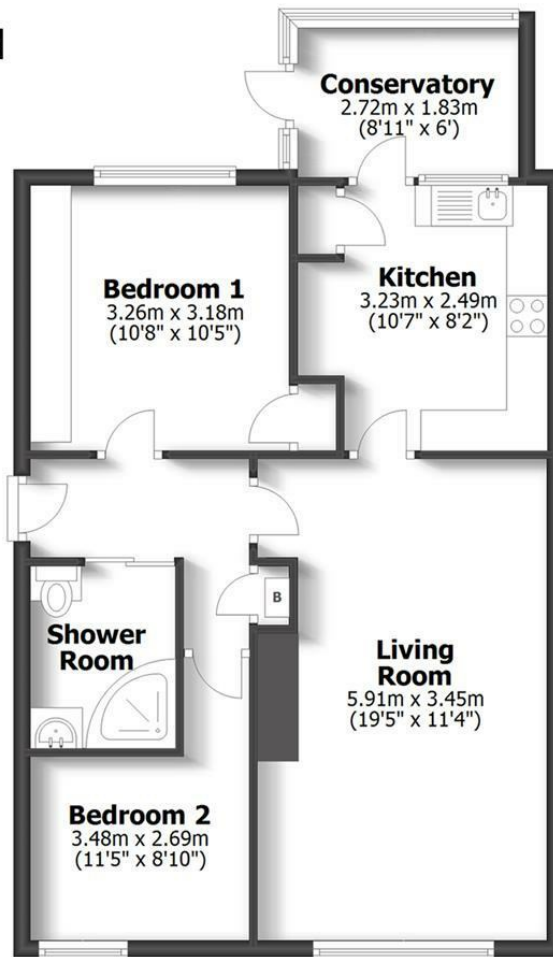
Offers Around
£299,950

EPC: D

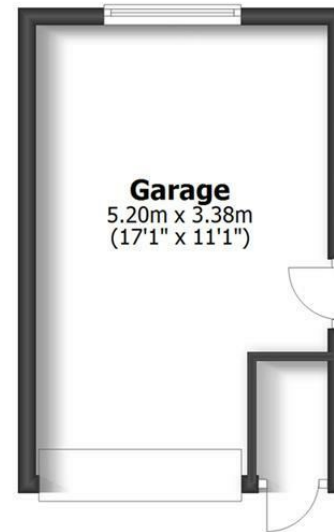
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



10 Wombourne Road
Swindon



Ground Floor



HOUSE: 64.8sq.m. 698sq.ft.
 GARAGE: 16.2sq.m. 174sq.ft.
TOTAL: 81.0sq.m. 872sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE

