



51 Strathmore Crescent, Wombourne, Wolverhampton, South Staffordshire, WV5 9AR

BERRIMAN
EATON

51 Strathmore Crescent, Wombourne, Wolverhampton, South Staffordshire, WV5 9AR

51 Strathmore Crescent is a lovely detached family home which has been in the same families ownership since it was built. There is a large drive, garage and a large, well established rear garden. The property benefits from majority double glazing, central heating and no upward chain.

(WOMBOURNE OFFICE)
EPC: D

LOCATION

Strathmore Crescent is situated off Orton Lane bordering open farmland within a highly sought after location on the fringe of Wombourne yet having easy access to the amenities within the village itself including shops, library, eateries, leisure centre and doctors and dental surgeries. The area is well established with schooling for all age groups and public transport to Wolverhampton, Stourbridge and the Merry Hill Centre. Furthermore, it is within easy walking distance of the Bratch Locks and Kingswinford Railway Walk.

DESCRIPTION

51 Strathmore Crescent is a lovely detached family home which has been in the same families ownership since it was built. There is a large drive, garage and a large, well established rear garden. The internal accommodation briefly comprises downstairs cloakroom/wc, lounge and dining area, fitted kitchen and utility room to the ground floor. To the first floor there are three good sized bedrooms and a refitted modern shower room. The property benefits from majority double glazing and central heating.

ACCOMMODATION

An ENCLOSED PORCH with leaded double glazed windows, double glazed door, tiled floor and wooden opaque glazed door opening into the ENTRANCE HALLWAY with Karndean flooring, staircase rising to the first floor landing, radiator and storage cupboard. The CLOAKROOM has a low-level wc, wash hand basin, radiator, understairs storage cupboard, single glazed opaque window and Karndean flooring. The LOUNGE has a double glazed window to the front elevation, brick fireplace with marble hearth housing an electric fire and incorporating TV stand and fitted shelving, radiator and being open into the DINING AREA with double glazed door and side window overlooking the rear garden and radiator. The KITCHEN is fitted with a range of wall and base units with complementary work surface, inset single drainer sink unit with mixer tap into double glazed bay window with windows to three orientations, spaces for oven and fridge, fitted dining table, two pantries with fitted shelving, radiator and wooden door into the UTILITY which has fitted work surface with storage beneath and shelving above, striplight, wooden door to the rear garden, space and plumbing for washing machine, space for fridge and freezer.

The staircase rises to the first floor LANDING with double glazed window to the side elevation, loft access and airing cupboard. The SHOWER ROOM has been re-fitted to a high standard with curved cubicle with waterfall head, wash hand basin with stainless steel mixer tap, vanity storage cupboards incorporating wc, tiled walls, spotlights, heated towel rail and double glazed opaque window to the side elevation. BEDROOM 1 has a double glazed window to the rear elevation, fitted wardrobes and radiator. BEDROOM 2 has a double glazed window to the front elevation, radiator and walk-in storage cupboard with hanging rail and recessed alcove with fitted shelving. BEDROOM 3 has a double glazed window to the side elevation, radiator and storage cupboard over the stairwell.

OUTSIDE

The property is approached over a large, block-paved herringbone driveway affording off-street parking and giving access to the GARAGE which has an electronically operated roller shutter door, wall-mounted Worcester Bosch central heating boiler, double glazed window to the rear elevation and wooden single glazed door to the rear garden. There is a shaped front lawn with established shrubs.

Side access leads to the REAR GARDEN which has a full-width block-paved herringbone patio, steps up to a further patio, large lawn with views across the fields to the rear, established planted borders and rockery garden areas, fencing to the boundary.

TENURE

FREEHOLD

SERVICES

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

COUNCIL TAX

BAND E - 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
£399,950

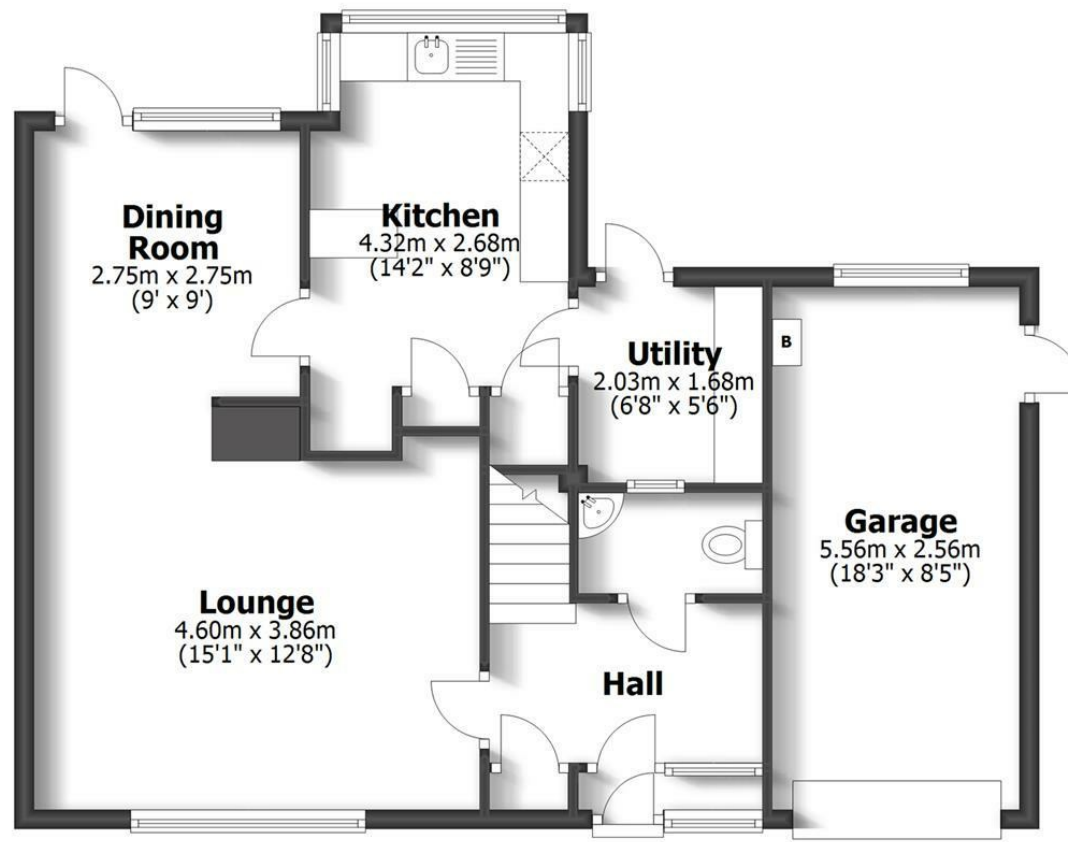
EPC: D

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.

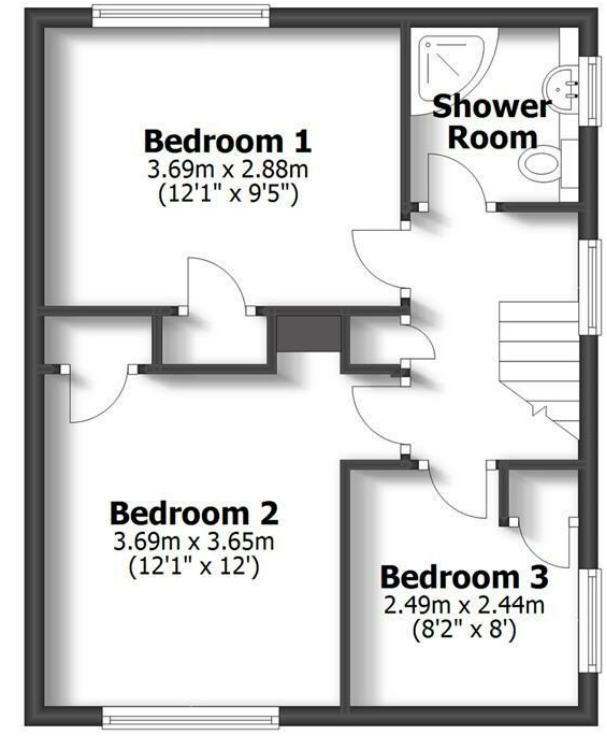


**51 STRATHMORE CRESCENT
WOMBOURNE**

HOUSE: 90.3sq.m. 972sq.ft.
 GARAGE: 14.2sq.m. 153sq.ft.
TOTAL: 104.5sq.m. 1125sq.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

