



36 Wombourne Road, Swindon, Dudley, South Staffordshire, DY3 4NA

BERRIMAN
EATON

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36 Wombourne Road is a semi-detached property within walking distance of the local primary school. It benefits from a long driveway affording off road parking for several vehicles, tandem garage with utility facilities and enclosed rear garden. The internal accommodation briefly comprises lounge with log burner, open plan kitchen and dining room to the ground floor. To the first floor there are three bedrooms and a family shower room. The property benefits from central heating and double glazing.

(EPC: C). WOMBOURNE OFFICE.

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, 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

36 Wombourne Road is a semi-detached property, which is within walking distance of the local primary school. It benefits from a long driveway affording off road parking for several vehicles, tandem garage with utility facilities and enclosed rear garden. The internal accommodation briefly comprises lounge with log burner, open plan kitchen and dining room to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property benefits from central heating, double glazing and no upward chain.

ACCOMMODATION

A UPVC entrance door with opaque glazed panels and matching side panel opens into the ENTRANCE HALL with staircase rising to the first floor, part panelled walls, radiator and door into the LOUNGE which has double glazed leaded windows to the front and side elevations, two radiators, and log-burner set on a hearth with sleeper shelf over. The DINING KITCHEN which is fitted with a range of good quality wall and base units with complementary work surfaces, inset sink with stainless steel mixer tap, space for a large range-style cooker, two pantries, one with shelving and the other houses the Worcester Bosch wall-mounted central heating boiler, wooden door into the garage, double glazed window to the rear elevation and spotlights, understairs storage cupboard, radiator and a double glazed door with windows to either side to the rear garden.

The staircase rises to the first floor LANDING with loft access, airing cupboard with hanging space and shelving, and radiator. The fully-tiled modern SHOWER ROOM is fitted with a walk-in shower with waterfall head, pedestal wash hand basin, low-level wc, chrome heated ladder towel rail, double glazed opaque window to the rear elevation and spotlights. BEDROOM 1 has a double glazed window to the rear elevation overlooking the fields beyond, radiator and a fitted storage cupboard with hanging rail. BEDROOM 2 is also a double room with double glazed leaded windows to the front and side, fitted wardrobes and radiator. BEDROOM 3 has a double glazed leaded window to the front elevation, wardrobes with overhead storage and a radiator.

OUTSIDE

The property has a long driveway suitable for parking several vehicles, lawn area and giving access to the CAR PORT which leads to the TANDEM GARAGE which has fitted units, wash hand basin, plumbing for a washing machine, double glazed window to the side, wooden door to the rear garden and door into the dining kitchen.

The REAR GARDEN has a full width patio, brick-built outbuilding adjacent to the garage, lawn area and enclosed fencing to the boundary.

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

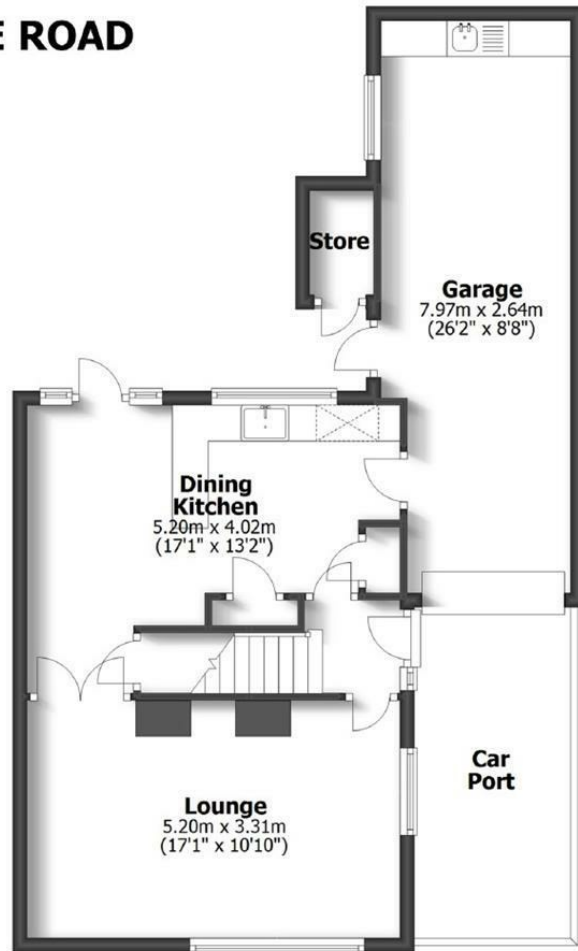
Offers Around
£289,950

EPC: C

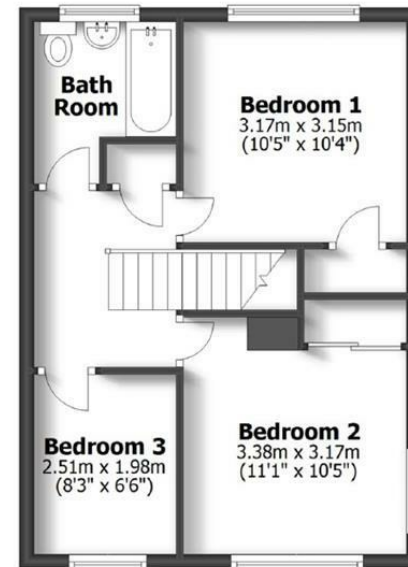
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



**36 WOMBOURNE ROAD
SWINDON**



Ground Floor



First Floor

HOUSE: 77.8sq.m. 837sq.ft.
GARAGE & STORE: 21.5sq.m. 232sq.ft.
TOTAL: 99.3sq.m. 1069sq.ft.

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

