



Eden House Wombourne Road, Swindon, Dudley, DY3 4NF

BERRIMAN  
EATON



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WOMBOURNE OFFICE  
EPC: C

## LOCATION

Wombourne Road is the main road from Wombourne into Swindon and is within easy walking distance of the local primary school. Swindon is surrounded by lovely local countryside walks yet is within convenient travelling distance of many centres such as Wombourne, Dudley, Stourbridge and Wolverhampton. Furthermore, there is a popular supermarket nearby on the Bridgnorth Road and local shops within Swindon village.

## DESCRIPTION

Eden House is a lovely detached modern family home with off road parking, integral garage and a well stocked, thoughtfully landscaped rear garden. The internal accommodation briefly comprises lounge, dining kitchen with separate utility, downstairs cloakroom/wc and conservatory to the ground floor. To the first floor there are four good sized bedrooms, en-suite to the master bedroom and a modern family bathroom. The property benefits from central heating and double glazing.

## ACCOMMODATION

A composite door with opaque leaded inserts opens into the ENTRANCE HALLWAY with tiled floor, glass-block feature wall into the lounge, radiator and door into the LOUNGE with staircase with wooden balustrades rising to the first floor landing, two understairs storage cupboards, double glazed leaded sash window to the front elevation and two radiators. The DINING KITCHEN is fitted with a range of good-quality wall and base units with complementary work surfaces, inset 1½ bowl stainless steel Franke sink and drainer with stainless steel mixer tap, integrated Neff four-ring hob with extractor, Neff double oven, integrated fridge and freezer, integrated dishwasher, double glazed leaded sash window to the rear garden, spotlights, pantry with fitted shelves, tiled floor, double glazed French doors leading onto the conservatory, breakfast bar and radiator. A door leads into the UTILITY which is fitted with a complementary range of wall and base units with work surfaces, stainless steel single drainer sink unit and mixer tap, plumbing and space for washing machine and tumble dryer, double glazed door with opaque leaded top to the conservatory and door to the CLOAKROOM with low-level wc and pedestal wash hand basin with stainless steel mixer tap, radiator, double glazed window to the side elevation and tiled floor throughout this area. The CONSERVATORY has a polycarbonate roof, double glazed windows and French doors onto the rear garden.

The staircase with wooden banisters rises to the first floor LANDING with loft access and storage cupboard with fitted shelving. The PRINCIPAL BEDROOM has two double glazed leaded sash windows to the front elevation, double wardrobes, recessed shelf over the stairwell, radiator and ENSUITE with a walk-in shower cubicle with multi-head shower, wc, pedestal wash hand basin, chrome heated ladder towel rail, double glazed opaque leaded sash window to the side elevation, extractor, spotlights, tiled floor and part-tiled walls. BEDROOM 2 has two double glazed leaded sash windows to the front elevation, recess over the stairs and double wardrobe. There are TWO FURTHER DOUBLE BEDROOMS both with double glazed sash windows to the rear elevation and radiators. The FAMILY BATHROOM is fitted with a white suite comprising bath with shower over and glazed screen, low-level wc, pedestal wash hand basin, double glazed opaque sash window to the rear elevation, chrome heated ladder towel rail, spotlights, extractor, tiled floor and part-tiled walls.

## OUTSIDE

The property is approached over a tarmac driveway affording off-street parking for several vehicles, wrought iron fence, shaped front lawn and laurel hedge to the boundary, planted border to the side.

The REAR GARDEN is a particular feature of the property having been landscaped to a very high standard with a wealth of established trees, shrubs and bushes and several patio areas making the most of the sunshine, decked area with pergola, raised fishpond, fencing to the boundary and the garden enjoys a private aspect.

## 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

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### Worcestershire Office

01562 546969

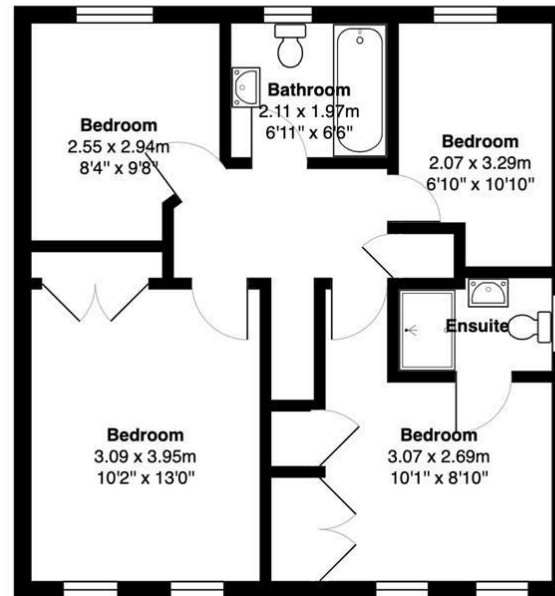
worcestershire@berrimaneaton.co.uk

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Offers Around  
£430,000

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.



Total Area: 104.9 m<sup>2</sup> ... 1129 ft<sup>2</sup>

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -  
 NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS  
 (PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)



