



10 Gardeners Way, Wombourne, Wolverhampton, Staffordshire, WV5 0BX

BERRIMAN
EATON

10 Gardeners Way, Wombourne, Wolverhampton, Staffordshire, WV5 0BX

The bungalow is semi-detached and occupying one of the most generous positions in the road. The internal accommodation would benefit from a scheme of refurbishment but briefly comprises two bedrooms, shower room, large living room, fitted kitchen, side and rear lobby's. The property benefits from central heating, majority double glazing and no upward chain.

WOMBOURNE OFFICE
EPC: D

LOCATION

Gardeners Way is situated on the Van Diemens Estate, which is close to the Bridgnorth Road, thus enabling excellent access to transport links, bus routes and Sainsburys. The closest shops of convenience are at Blakeley with the facilities and amenities of the Village being only a short distance away.

DESCRIPTION

The bungalow is semi-detached and occupying one of the most generous positions in the road. There is a large frontage, with lawn and off road parking, as well as access to two single garages and an enclosed rear garden. The internal accommodation would benefit from a scheme of refurbishment but briefly comprises two bedrooms, shower room, large living room, fitted kitchen, side and rear lobby's. The property benefits from central heating, majority double glazing and no upward chain.

ACCOMMODATION

The enclosed PORCH gives access to the ENTRANCE HALLWAY via a wooden door with opaque glass. The SHOWER ROOM has a large shower cubicle, vanity wash hand basin, low level W.C., radiator, part tiled walls, loft access and a double glazed opaque window to the side elevation. BEDROOM ONE has fitted wardrobes, a radiator, coved ceiling and a double glazed window to the front elevation. BEDROOM TWO has a double glazed window to the front elevation and a radiator. The LIVING ROOM has a double glazed window to the rear elevation, two radiators and access into the KITCHEN which is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit, integrated oven with space for a microwave and a four ring ceramic hob. Storage cupboards, wall mounted central heating boiler, space and plumbing for a washing machine, part tiled walls and a double glazed window to the rear elevation. A wooden door gives access into a LEAN-TO with a wooden door leading to the rear garden and gives access to the garages. The property has two GARAGES, both with elevating doors and one with fitted shelving and meters.

OUTSIDE

To the front of the property there is a large paved driveway providing off road parking for several vehicles and giving access to the garages and is flanked by a lawned foregarden. The rear garden is a generous size and has a large paved patio to the side with a wooden pergola and a further paved patio across the rear. There is side gated access with hard standing for a shed. There is a lawn area with planted borders 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
£265,000

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 Gardener Way Wombourne



Ground Floor

HOUSE: 83.9sq.m. 903sq.ft.
GARAGE: 24.0sq.m. 258sq.ft.
TOTAL: 107.9sq.m. 1161sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

