



25 Bramber Drive, Wombourne, Wolverhampton, WV5 8EQ

BERRIMAN
EATON

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(WOMBOURNE OFFICE)
EPC: D

LOCATION

Bramber Drive is conveniently situated for the local shops in Planks Lane where there is also a doctor's surgery. The local schools of Westfield, St Bernadette's and Wombourne High are within respectable walking distance. Bus services are available nearby providing access to the wider range of amenities afforded by Wombourne village centre including a library, doctor's and dental surgeries, grocery shops and a nearby Sainsburys supermarket. For anyone enjoying walks there is easy access to the Wom Brook, the canal system and the railway walk.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALLWAY is accessed via a uPVC door with opaque leaded insert and matching side panels, tiled floor, a radiator, understairs storage cupboard with cloaks hanging rail and the staircase rising to the first floor landing. The LIVING ROOM has a double glazed bay window to the front elevation, radiator and wall light points. The KITCHEN is fitted with a range of high quality wall and base units with complementary butchers block work surfaces, inset 1½ bowl Lamona sink with burnished steel mixer tap. There is a Lamona induction hob with fitted extractor, integrated Lamona double oven and microwave, integrated dishwasher, integrated fridge and freezer and space and plumbing for a washing machine. Tiled splash back, tiled floor, double glazed walk-in bay window to the rear elevation and a double glazed door to the rear garden. The BATHROOM is fitted with a contemporary white suite and comprises panelled with shower over and glazed side screen, vanity wash hand basin incorporating the low level W.C. Tiled floor and walls, vertical radiator, extractor and a double glazed opaque window to the rear elevation.

The staircase rises to the first floor LANDING leading to two double bedrooms. BEDROOM ONE has fitted wardrobes, a radiator and a double glazed window to the front elevation. BEDROOM TWO has a radiator, built-in cupboard housing the hot water cylinder and a double glazed window to the rear elevation.

OUTSIDE

The property has a tarmac driveway providing off road parking for several vehicles and flanked by a decorative gravelled foregarden. There is a covered carport area giving access through to the GARAGE which has an elevating door. There is side gated access to the rear garden with a full width patio, lawn area and a border to the rear and is enclosed by fencing to the boundary.

TENURE

FREEHOLD

SERVICES

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

COUNCIL TAX

BAND B – 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

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Lettings Office

01902 749974

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Worcestershire Office

01562 546969

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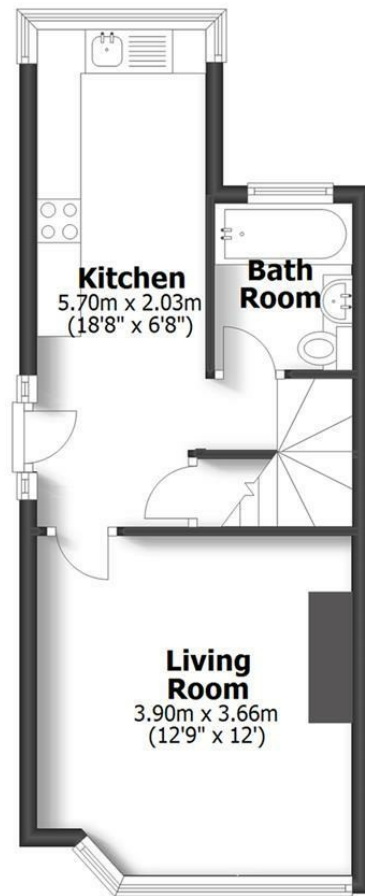
Offers Around
£250,000

EPC: D

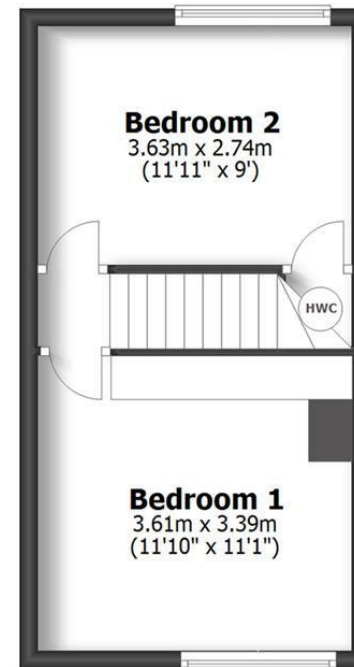
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



25 Bramber Drive
Wombourne



Ground Floor



First Floor

HOUSE: 57.8sq.m. 622sq.ft.
 GARAGE: 13.6sq.m. 147sq.ft.
TOTAL: 71.4sq.m. 769sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE

