



99 Hazel Grove, Wombourne, Wolverhampton, South Staffordshire, WV5 9EH

BERRIMAN
EATON

99 Hazel Grove, Wombourne, Wolverhampton, South Staffordshire, WV5 9EH

99 Hazel Grove is a three bed semi-detached property with off road parking and rear garden. The accommodation briefly comprises lounge and dining kitchen to the ground floor. To the first floor are three bedrooms and a bathroom. The property benefits from double glazing, central heating and no upward chain.

(WOMBOURNE OFFICE)
EPC: C

LOCATION

Hazel Grove is set in an ideal location for easy access to Wombourne village centre with its wide array of amenities and facilities which include shops, doctors and dental surgeries, library, leisure centre and bus services giving access to towns further afield. Bratch Locks and South Staffordshire Railway Walk are within walking distance. Furthermore, the area is well served by schooling of high repute for all age groups. There is a regular bus route close by providing transport links to Wolverhampton, Dudley, Stourbridge and Merry Hill Centre.

DESCRIPTION

99 Hazel Grove is a three bed semi-detached property with off road parking and rear garden. The accommodation briefly comprises lounge and dining kitchen to the ground floor. To the first floor are three bedrooms and a bathroom. The property benefits from double glazing, central heating and no upward chain.

ACCOMMODATION

The ENTRANCE HALLWAY is accessed via a uPVC door with opaque side panel and has a radiator and the staircase rising to the first floor landing. The LIVING ROOM has a radiator, fitted storage cupboard with shelving and a double glazed window to the front elevation. The KITCHEN/DINING ROOM is fitted with a range of wall and base units with complementary work surfaces and inset single drainer stainless steel sink unit with mixer tap. There is an integrated oven with four ring ceramic hob and fitted extractor over, wall mounted Worcester Bosch central heating boiler, part tiled walls and an understairs storage cupboard. There is a double glazed window to the rear, double glazed French doors to the rear garden and a double glazed opaque door to the side elevation.

The staircase rises to the first floor LANDING with loft access. The BATHROOM is fitted with a white suite and comprises panelled bath with electric shower over, pedestal wash hand basin and low level W.C. Double glazed opaque window to the side elevation, part tiled walls and an Airing Cupboard housing the hot water cylinder. BEDROOM ONE has a radiator and a double glazed window to the rear elevation. BEDROOM TWO has a radiator and a double glazed window to the front elevation. BEDROOM THREE has a radiator, a storage cupboard over the stairs recess and a double glazed window to the front elevation.

OUTSIDE

There is a tarmac driveway providing off road parking, a small planted border and fencing to the boundary. There is gated side access to the rear garden with a full width patio area with decorative fencing leading to the lawn area with hard standing for a shed 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

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

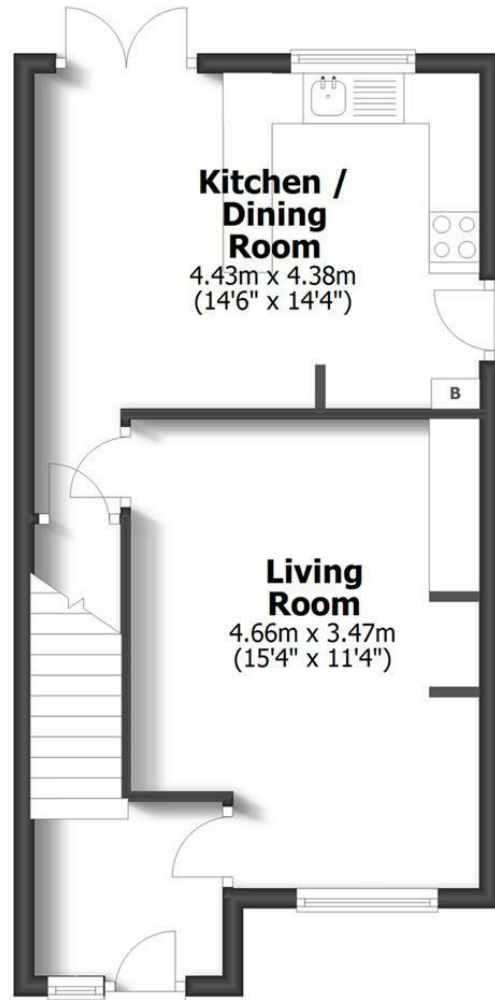
Offers Around
£220,000

EPC: C

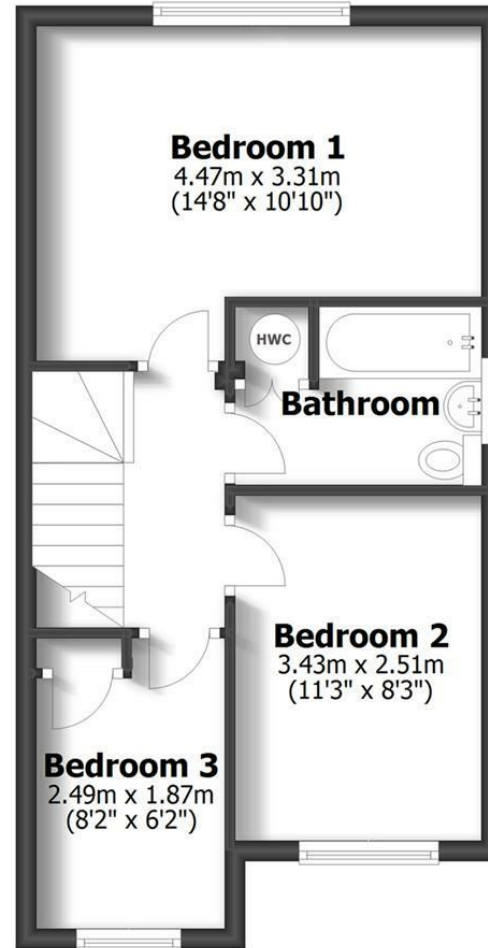
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



99 Hazel Grove
Wombourne



Ground Floor



First Floor

TOTAL: 72.2sq.m. 810sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

