



2 Woden Close, Wombourne, Wolverhampton, WV5 8BQ

BERRIMAN
EATON

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(WOMBOURNE OFFICE)
EPC: D

LOCATION

Woden Close is a small cul-de-sac situated off Ounsdale Road with walking distance to Wombourne High School and Westfield Community Primary School. There is convenient access to the Canal which allows for stunning walks and which connect to the Railway walk and Himley Plantation. The Village and its facilities are also only a short distance away with a wealth of shops, doctors and dentists together with Sainsburys supermarket also being close by.

DESCRIPTION

2 Woden Close is a centrally heated property which requires some updating but has potential to make a well proportioned family home. The accommodation currently comprises dining room, spacious lounge, sun room and kitchen to the ground floor. To the first floor are three bedrooms a shower room and separate w.c. The property benefits from central heating, partial double glazing and no upward chain.

ACCOMMODATION

The enclosed ENTRANCE PORCH is of timber construction with single glazed French doors, and a tiled floor. The DINING ROOM is accessed via a single glazed wooden door and has a dado rail, decorative coving, ceiling and wall mouldings, wall light point, radiator and a double glazed leaded bay window to the front elevation. The KITCHEN has a double glazed leaded walk-in bay window to the front elevation and incorporates base units with inset single drainer sink unit with mixer tap. There are a range of wall and base units with complementary work surfaces, space for a slot-in cooker with fitted extractor over and space for a fridge. Space and plumbing for a washing machine. Tiled floor and walls, radiator and wall light point. The LIVING ROOM has an ornate fireplace with inset gas fire and marble hearth. There is a dado rail, decorative coving and wall and ceiling mouldings, radiator, wall light points and French doors leading into the Sun Room. The SUN ROOM has a wall mounted gas fire, wall light points, dado rail, single glazed windows to the side and rear elevations and French doors leading to the rear garden. The INNER LOBBY has the staircase rising to the first floor landing.

The staircase rises to the first floor LANDING with loft access and a radiator. The SHOWER ROOM has a large walk-in curved cubicle with electric shower and a Heritage wash hand basin. There is a radiator, tiled walls, spotlights and a double glazed opaque leaded window to the front elevation. The separate TOILET has a low level W.C. and an opaque leaded window to the front elevation. BEDROOM ONE has a range of fitted bedroom furniture including wardrobes with overhead storage, drawer units and fitted dressing table. Wall light points, dado rail, coved ceiling, Airing Cupboard housing the hot water cylinder and has shelving. There is a double glazed window with secondary glazed unit to the rear elevation. BEDROOM TWO has a range of fitted wardrobes with overhead storage and a dressing table. Radiator, coved ceiling and a double glazed leaded window to the front elevation. BEDROOM THREE has a radiator, stairs recess storage and a double glazed window to the rear elevation.

OUTSIDE

The property has a resin area to the front which could potentially be utilized as a driveway subject to the kerb being lowered (subject to necessary consents). The rear garden has been hard landscaped with a resin area for low maintenance and is enclosed by fencing and a wall to the boundary. The is gated access to the rear to give access for bins.

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.

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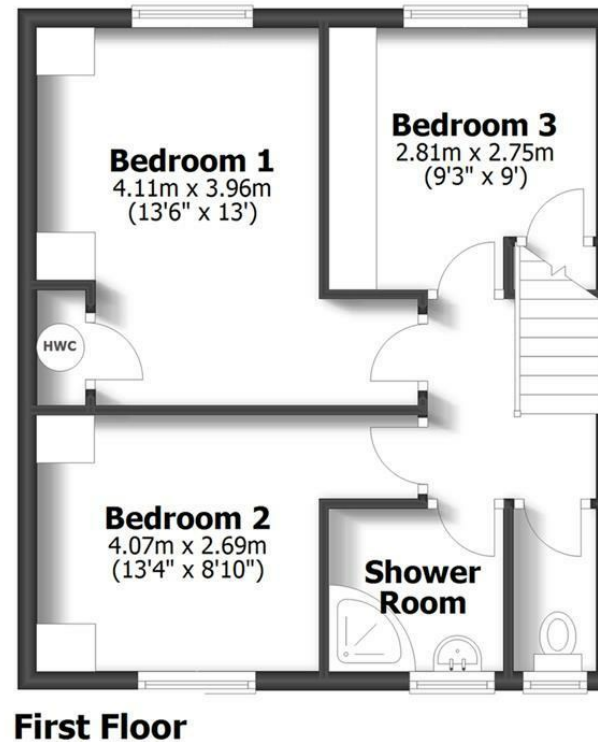
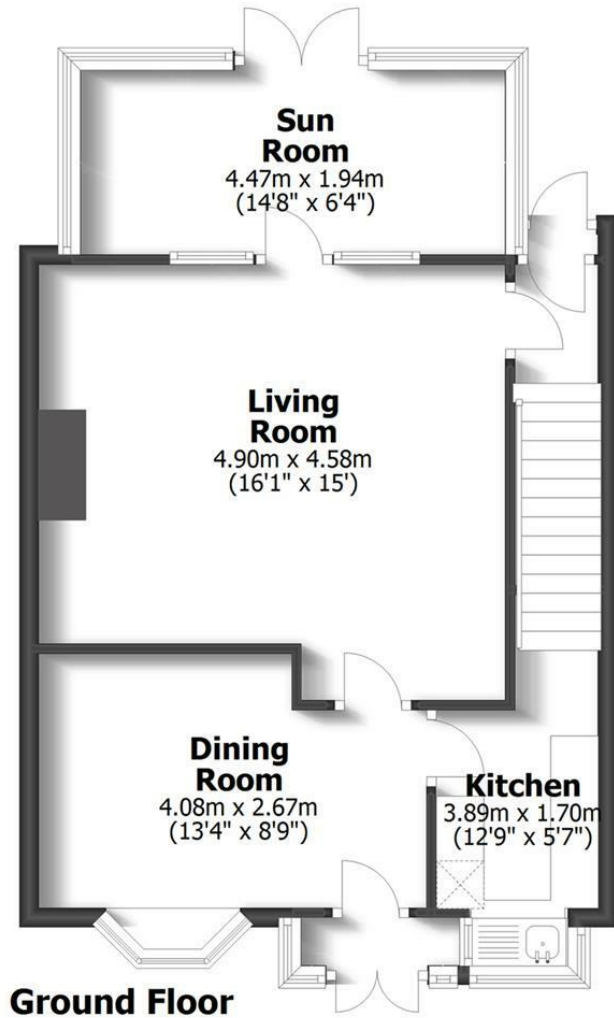
Offers Around
£200,000

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.



**2 Woden Close
Wombourne**



TOTAL: 91.2sq.m. 982sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

