



13 Kirkstone Crescent, Wombourne, Wolverhampton, WV5 8EH

**BERRIMAN**  
**EATON**



# 13 Kirkstone Crescent, Wombourne, Wolverhampton, WV5 8EH

13 Kirkstone Crescent is a semi-detached bungalow which has been tastefully improved and extended during the current owner's tenure. There is off road parking for several vehicles and an enclosed landscaped rear garden. The property benefits from central heating and double glazing.

(WOMBOURNE OFFICE)  
EPC: C

## LOCATION

Kirkstone Crescent is an established and convenient address. It is situated within easy reach of the local shops in Planks Lane. For anyone enjoying walks there is easy access to the canal system and the railway walk. It is close to the amenities afforded within Wombourne village itself which include a Sainsburys supermarket, eateries, florist, library, dental and doctors surgeries and a local vet. Public transport can be found in Wombourne village and there is convenient travelling to the more extensive facilities afforded by Wolverhampton City Centre, Dudley and Stourbridge. The area is well served by both independent and maintained schooling. Wombourne High School and Westfield Community Primary School are within walking distance with several other primary schools located close by.

## DESCRIPTION

13 Kirkstone Crescent is a semi-detached bungalow which has been tastefully improved and extended during the current owner's tenure. There is off road parking for several vehicles and an enclosed landscaped rear garden. The internal accommodation briefly comprises two generous bedrooms, a modern, re-fitted shower room, living room, dining area and fitted kitchen with integrated appliances, separate utility and additional guest cloakroom/wc. There is storage behind double doors where the garage has been partially converted. The property benefits from central heating and double glazing.

## ACCOMMODATION

The ENTRANCE HALLWAY is accessed via a composite door with decorative leaded opaque inserts and has a radiator and a large loft access with pull-down ladder. The SHOWER ROOM has a double walk-in cubicle, vanity wash hand basin with tiled splash back and a low level W.C. Chrome heated ladder towel rail, radiator, spotlights and a double glazed opaque leaded window to the side elevation. The LIVING ROOM has a radiator, an oak veneer fireplace with provision for an electric fire and opens through into an open SITTING/DINING ROOM with spotlights, a radiator and two sets of sliding patio doors leading to the rear garden. The KITCHEN is fitted with a range of high quality wall and base units with complementary work surfaces and inset 1½ bowl sink unit with stainless steel mixer tap. Integrated Neff oven and integrated microwave, Neff induction hob with fitted Bosch stainless steel chimney extractor over. Integrated dishwasher, fridge and freezer. Spotlights. The GUEST'S CLOAKROOM has a low level W.C., vanity wash hand basin, radiator, spotlights and a double glazed opaque leaded window. The UTILITY is fitted with a range of wall and base units with complementary work surface with inset single drainer sink unit with mixer tap. Space and plumbing for washing machine and tumble dryer. Space for a fridge. Spotlights, radiator, uPVC double glazed door to the garden and side window. Door into the GARAGE has been partly converted and has double opening doors to the front, wall mounted Vaillant central heating boiler, fitted shelving and strip lighting. BEDROOM ONE has a range of fitted bedroom furniture including wardrobes, overhead storage and drawer units. There is a radiator, coved ceiling and a double glazed leaded bay window to the front elevation. BEDROOM TWO is currently being used as a dressing room and has a range of fitted wardrobes, drawer units and shelving. There is a radiator, coved ceiling and a double glazed leaded window to the front elevation.

## OUTSIDE

There is a large block paved driveway providing off road parking for several vehicles and has a small decorative border to the front and is enclosed by a dwarf wall and fencing to the boundary. The rear garden has been landscaped to very high standard and comprises a full width paved patio area, Astroturf, gravelled well planted borders, decorative trellising with well established shrubs and trees. There is a hard standing for a shed and the garden 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 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

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### Lettings Office

01902 749974

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### Worcestershire Office

01562 546969

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

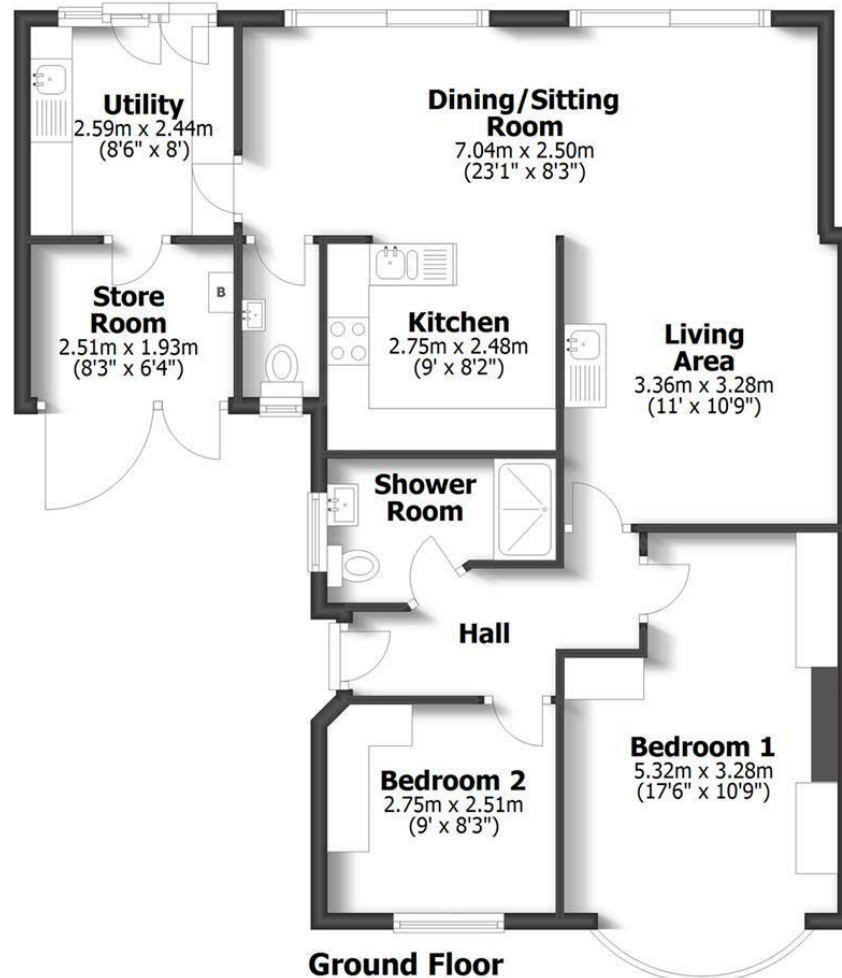
Offers Around  
£320,000

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.



**13 KIRKSTONE CRESCENT  
WOMBOURNE**



HOUSE: 76sq.m. 818sq.ft.  
 GARAGE: 4.9sq.m. 52sq.ft.  
**TOTAL: 80.9sq.m. 870sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



