



30 Sandringham Road, Wombourne, Wolverhampton, WV5 8EF

BERRIMAN
EATON

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30 Sandringham Road is a traditionally appointed semi-detached property which requires some updating. There is off road parking for several vehicles and a large rear garden, which is in need of landscaping. The accommodation currently comprises of a living room, kitchen and bathroom to the ground floor. To the first floor are two double bedrooms. The property benefits from double glazing and no upward chain.

(WOMBOURNE OFFICE)

EPC: E

LOCATION

Sandringham Road is a popular location, close to the amenities afforded on Planks Lane and within convenient travelling distance to Sainsburys and Wombourne village which includes a variety of eateries, florists and greengrocers, dentists 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. There are schools catering for all age groups and Wombourne High School and Westfield Community Primary School are within walking distance.

DESCRIPTION

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ACCOMMODATION

The property is accessed via a uPVC entrance door with opaque inserts and matching side panels. The ENTRANCE HALL has an understairs storage cupboard and the staircase rising to the first floor landing. The LIVING ROOM has a brick fireplace with provision for an electric fire, a wall mounted heater, part panelling to the walls and a double glazed window to the front elevation. The KITCHEN is fitted with a small range of wall and base units with complementary work surfaces over and inset single drainer stainless steel sink unit with mixer tap. Space for an oven, part tiling to the walls and a double glazed window to the rear elevation. The BATHROOM is fitted with a white suite and comprises panelled bath with shower attachment, pedestal wash hand basin and low flush W.C. Part tiled walls and a double glazed opaque window to the rear elevation.

The staircase rises to the first floor LANDING with loft access. BEDROOM ONE has a fitted wardrobe, a wall mounted heater and a double glazed window to the front elevation. BEDROOM TWO has a fitted wardrobe, a storage cupboard housing the hot water tank and a double glazed window to the rear elevation.

OUTSIDE

The property benefits from off road parking to the front of the property and is flanked by a hard landscaped foregarden. There is access to the GARAGE which has double wooden opening doors, a single glazed window and a wooden door leading to the garden. There is gated side access to the rear garden which is south facing and is in need of landscaping. There is a paved patio area, a hard standing for a shed and a greenhouse.

TENURE

FREEHOLD

SERVICES

We are informed by the Vendors that mains electricity, water and drainage 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

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

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£189,950

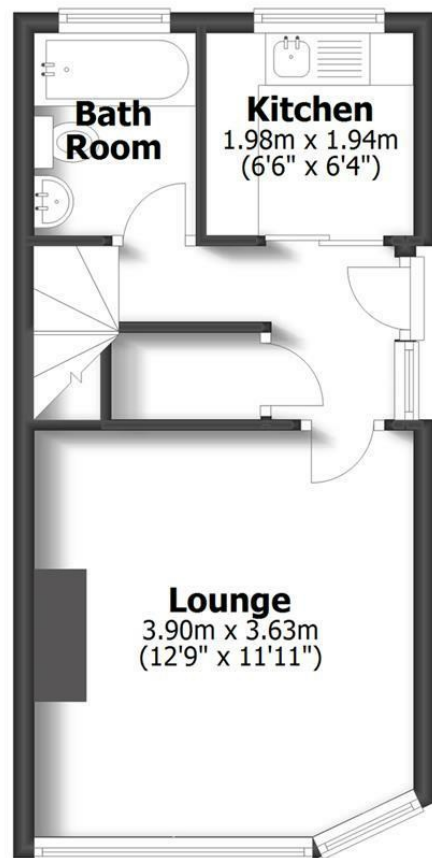
EPC: E

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.

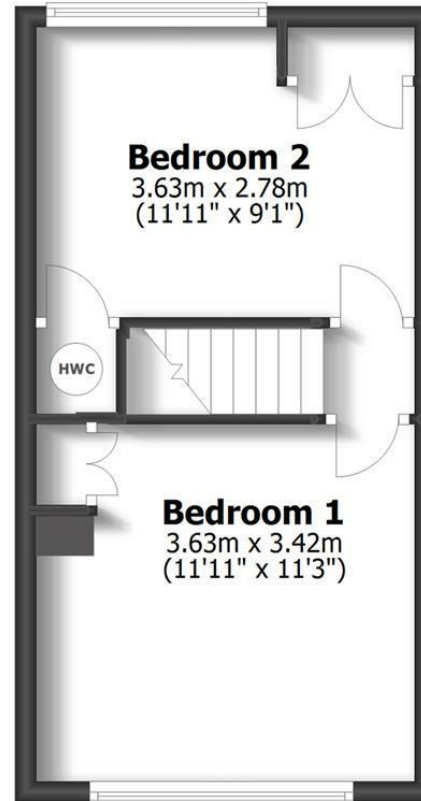


30 Sandrigham Road
Wombourne

HOUSE: 53.7sq.m. 578sq.ft.
GARAGE: 13sq.m. 140sq.ft.
TOTAL: 66.7sq.m. 718sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor

