



3 Swinford Leys, Wombourne, Wolverhampton, South Staffordshire, WV5 8HT

BERRIMAN
EATON

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(WOMBOURNE OFFICE)
EPC: C

LOCATION

Swinford Leys is situated on the popular Pool House Farm Development on the outskirts of Wombourne village. Wombourne is well served by schools, sports centre, countryside walks and a range of amenities in the village centre. There is convenient travelling to Wolverhampton, Stourbridge and the Merry Hill centre and a supermarket is located on the edge of the village on Bridgnorth Road.

DESCRIPTION

3 Swinford Leys is a mid-terrace property which has an enclosed low maintenance rear garden and a single garage in a nearby block. The internal accommodation briefly comprises living room, dining area and fitted kitchen to the ground floor. To the first floor there are three bedrooms with family bathroom. The property benefits from central heating, double glazing and no upward chain.

ACCOMMODATION

A uPVC door with opaque insert leads into the ENTRANCE HALLWAY with laminate flooring and meter cupboard. The LIVING ROOM has a wooden fire surround with inset coal effect gas fire and marble hearth, laminate flooring, radiator, a double glazed bay window to the front elevation and the staircase rising to the first floor landing. An archway leads into the DINING AREA with radiator and a double glazed window to the rear elevation. The KITCHEN 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. Integrated oven with 4 ring gas hob and fitted extractor over, space and plumbing for a washing machine and space for a fridge. Double glazed window to the rear elevation and a double glazed door to the rear garden.

The staircase rises to the first floor LANDING with loft access and the Airing Cupboard housing the wall mounted central heating boiler and has fitted shelving. 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. Part tiling to the walls and a double glazed opaque window to the rear elevation. BEDROOM ONE has a fitted wardrobe with fitted shelving and hanging rail, radiator and a double glazed window to the front elevation. BEDROOM TWO has a fitted wardrobe with hanging rail, a radiator and a double glazed window to the rear elevation. BEDROOM THREE has a radiator and a double glazed window to the front elevation.

OUTSIDE

The property has a large lawned foregarden with a pathway leading to the entrance. The rear garden has been landscaped to be low maintenance and has a full width paved patio area with a paved pathway leading through AstroTurf. There is a hard standing for a shed and rear gated access and the garden is enclosed by fencing to the boundary. There is a GARAGE in a nearby block and has an elevating door and off road parking to the front.

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

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

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Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£219,950

EPC: C

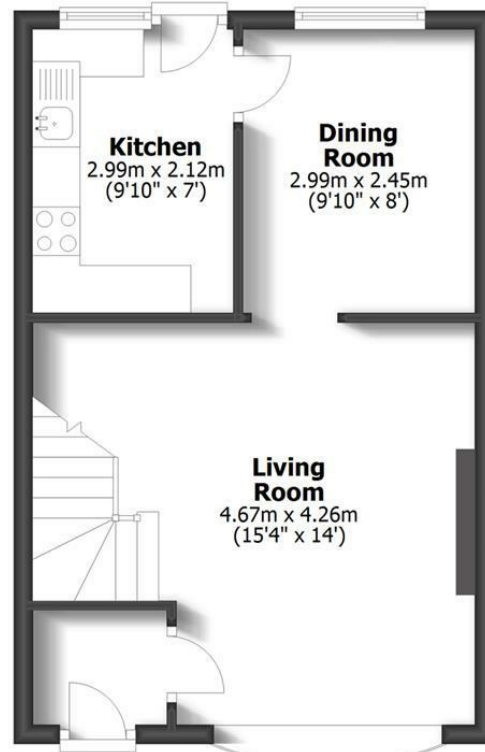
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



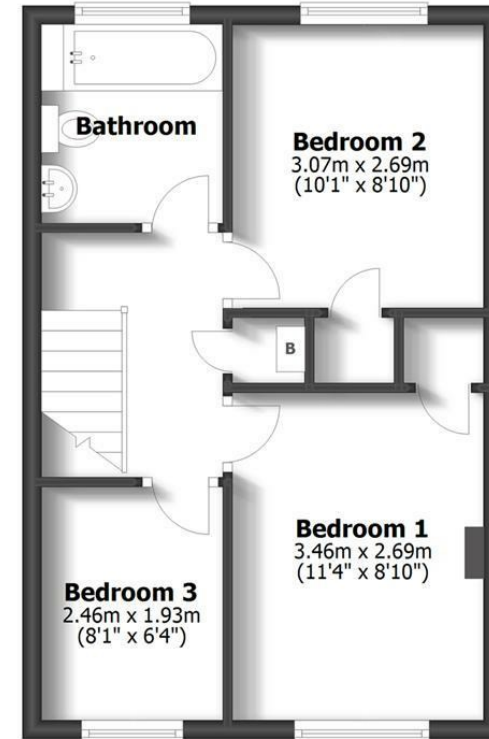
**3 SWINFORD LEYS
WOMBOURNE**

HOUSE: 69.4sq.m. 747sq.ft.
 GARAGE: 12.6sq.m. 136sq.ft.
TOTAL: 82sq.m. 883sq.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

