



21 Uplands Drive, Wombourne, Wolverhampton, South Staffordshire, WV5 0HX

BERRIMAN
EATON

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21 Uplands drive is a modernised detached bungalow occupying a corner plot with gardens to the front, side and rear with a good sized driveway and enclosed carport. The property benefits from central heating, double glazing and exterior security lighting.

(WOMBOURNE OFFICE)
EPC: D

LOCATION

Uplands Drive is a quiet cul-de-sac situated off Common Road and is conveniently located for easy access to Wombourne village and all its amenities including shops, bank, library, doctors surgery and dentist. There is a bus service which runs along Common Road giving access to nearby towns and cities. Furthermore the area is well served by schooling for all age groups. The Railway Walk is a delightful place for dog walkers and nature enthusiasts alike and also gives access to the scenic views of the Wom Brook and Canal structure.

DESCRIPTION

21 Uplands drive is a modernised detached bungalow occupying a corner plot with gardens to the front, side and rear with a good sized driveway and enclosed rear garden. The property has been refurbished by the current owners and offers a kitchen with coffee area, breakfast room, large lounge, two bedrooms and family bathroom. The property benefits from central heating, double glazing and exterior security lighting.

ACCOMMODATION

A composite front door opens into the DINING AREA with a double glazed window to the front elevation and KITCHEN fitted with a range of wall and base units with complementary work surfaces and part-tiled walls, inset 1½ bowl sink and drainer with mixer tap, space for a range style cooker with chimney extractor over, space for an American-style fridge freezer, integrated washer dryer and integrated dishwasher, double glazed windows to the rear elevation together with a double glaze door opening into the garden, skylight, spotlights, and access into a UTILITY AREA which has matching base units, work surface and tiled splashback, and a double glazed window to the rear. The LOUNGE is of a generous size with double glazed French doors leading out onto the rear garden, wiring for home cinema equipment, spotlights, laminate flooring, and access back into the HALL.

The PRINCIPAL DOUBLE BEDROOM has a double glazed and leaded bay window to the front elevation and a range of built-in bedroom furniture including wardrobes, chests of drawers and dressing table. BEDROOM 2 also has a double glazed and leaded window to the front elevation and the BATHROOM is fitted with a white suite comprising bath with electric shower over, low level wc, vanity wash hand basin, heated ladder towel rail, double glazed opaque window to the kitchen, part wall tiling and an airing cupboard housing the wall mounted Vaillant central heating boiler.

OUTSIDE

The bungalow occupies a large corner plot with extensive gardens to the front, side and rear and is approached over a gravelled driveway affording off street parking for several vehicles and an enclosed carport.

The REAR GARDEN is enclosed by fencing to the boundary and is slightly elevated giving beautiful views over the village of Wombourne. The garden has lawns and a bark-chipped patio. There are outside hot and cold water taps to the front and rear, external power sockets and external sensor lights.

TENURE

FREEHOLD

SERVICES

We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND D - South Staffordshire DC.
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Wombourne office.

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Offers Around
£350,000

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.



**21 UPLANDS DRIVE
WOMBOURNE**



TOTAL: 75.6sq.m. 814sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

