



3 Greenfields Road, Wombourne, Wolverhampton, WV5 0HP

BERRIMAN  
EATON



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3 Greenfields Road has been extensively refurbished and remodelled by the current owners and now offers a large living room, with an open plan dining, family and kitchen area with high quality kitchen, central island and utility area.

(WOMBOURNE OFFICE)  
EPC: D

## LOCATION

Greenfields Road is located just off Common Road giving easy access to the village centre and to Blakeley Heath shopping area. Wombourne Village Centre provides a wide range of local amenities including shops, doctors and dentists surgeries, and a library. Public transport services are available nearby which provide regular links to Wolverhampton City Centre, Dudley and Stourbridge. There is a convenient pedestrian access to the rear of Blakeley Heath Primary School at the end of the road, with Wombourne High School also being close by.

## DESCRIPTION

3 Greenfields Road has been extensively refurbished and remodelled by the current owners and now offers a large living room, with an open plan dining, family and kitchen area with high quality kitchen, central island and utility area. There is a third bedroom/home office, modern bathroom and boot room to the ground floor. From the living room there is a staircase rising to the first floor where there are two generous bedrooms, one of which has an en-suite. There is a large driveway to the front of the property giving off road parking and an enclosed private rear garden with a purpose built leisure room.

## ACCOMMODATION

The ENTRANCE HALLWAY is accessed via a composite door and has tiling to the floor, a vertical radiator, part panelling to the walls and a storage cupboard. BEDROOM 3/OFFICE has a radiator and a double glazed window to the front elevation. The BATHROOM has a contemporary white suite and comprises roll edge bath, glazed shower cubicle, vanity wash hand basin and low level W.C. Tiling to the walls and floor, heated ladder towel rail and a double glazed opaque window to the side elevation. The LIVING ROOM has a double glazed window to the front elevation, vertical radiator and the staircase rising to the first floor. Double doors lead through to the open plan KITCHEN/FAMILY ROOM which has a DINING AREA with tiled floor and spotlights and leads into the FAMILY AREA which has wiring for a wall mounted T.V. and double glazed French doors to the rear garden with matching side panels, tiled floor and spotlights. The KITCHEN AREA is fitted with a range of wall and base units with complementary work surfaces and inset single bowl sink unit with Quooker tap and tiled splashback. Integrated Bosch double oven and a breakfast bar incorporating a ceramic hob with extractor over. Tiled floor, two double glazed lanterns, a double glazed window to the rear elevation and spotlights. The UTILITY has space and plumbing for washing machine and tumble dryer and space for a fridge freezer. Tiling to the floor, radiator, spotlights and doors to the front and rear elevations.

To the first floor are two double bedrooms. BEDROOM ONE has a double glazed window to the front, radiator and built-in storage. The EN-SUITE has a glazed shower cubicle, vanity wash hand basin and low level W.C. and a double glazed opaque window. BEDROOM TWO has a radiator and a double glazed window to the rear elevation.

## OUTSIDE

There is a gated tarmac driveway providing off road parking for several vehicles, raised planted sleeper borders and fencing to the boundary. The rear garden has a full width paved patio area with a step up to the lawn and a rear patio. There is a SUMMERHOUSE with double glazed window and door with built-in canopy providing a covered seating area and could be used as a home office or recreation room.

## 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.

### 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

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

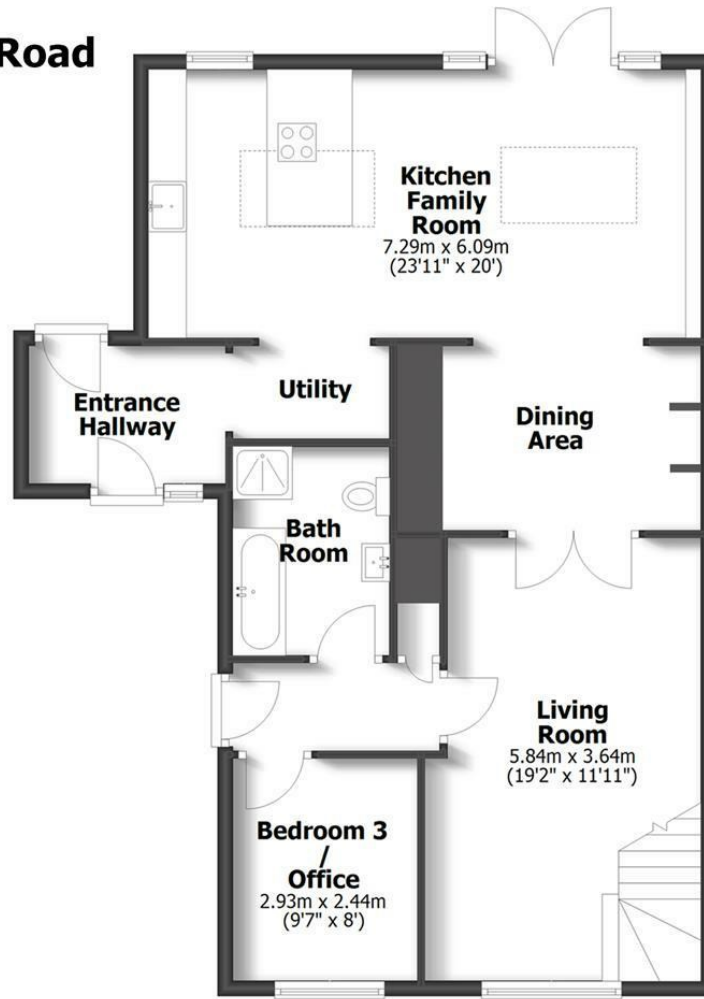
Offers Around  
£325,000

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.



**3 Greenfields Road  
Wombourne**



**Ground Floor**



**First Floor**

**TOTAL: 116.9sq.m. 1258sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



