



48 Van Diemens Road, Wombourne, Wolverhampton, South Staffs, WV5 0BS

BERRIMAN
EATON

48 Van Diemens Road, Wombourne, Wolverhampton, South Staffs, WV5 0BS

This is a semi-detached traditionally appointed family home with a large driveway providing off road parking for several vehicles and an enclosed and private rear. The internal accommodation briefly comprises porch, entrance hall living room, conservatory, dining kitchen and utility area to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property benefits from central heating, double glazing and no upward chain.

EPC : E
WOMBOURNE OFFICE

LOCATION

Van Diemens Road is a popular road located just off Brickbridge Lane and is within walking distance of the shops which includes a chemist, post office and butchers. There is a regular bus route into Wolverhampton and Stourbridge and is also close to several Primary Schools, most notably Blakeley Heath, with Wombourne High School also near. The wealth of facilities within the Village itself is easy to get to, as well as Sainsburys. For the keen walker the railway walk, Wombrook Walk and the Himley Plantation are also very near.

DESCRIPTION

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ACCOMMODATION

The PORCH has a double glazed door with opaque inserts, double glazed leaded windows to the front and side elevations and tiled floor. The ENTRANCE HALL has a UPVC double glazed door and staircase rising to the first floor landing. The LIVING ROOM has a double glazed leaded bow window to the front elevation, radiator, spotlights and double glazed double opening doors onto the CONSERVATORY, which is brick and double glazed construction with a polycarbonate roof, double glazed French doors onto the rear garden, wooden floor and radiator. The KITCHEN/DINING ROOM is fitted with a range of wall and base units with complementary work surfaces, inset one and a half bowl with drainer and mixer tap. There is space for an oven and fitted extractor, space for a dishwasher, radiator and double glazed leaded windows to the front elevation. The UTILITY AREA has storage space under the stairs, plumbing and space for washing machine and tumble dryer, double glazed door to the rear garden, double glazed leaded window to the rear elevation and wall mounted central heating boiler.

The staircase rises to the first floor landing which has spotlights and a double glazed opaque window to the rear elevation. The BATHROOM is fitted with a white suite which comprises bath with shower over, pedestal wash hand basin, low level WC, double glazed opaque window to the rear elevation, tiled walls, spotlights and radiator. DOUBLE BEDROOM 1 has a double glazed window to the front elevation, radiator, loft access and walk in storage cupboard with hanging rail, shelving and recess over the stairs. DOUBLE BEDROOM 2 has a double glazed window to the front elevation and radiator. BEDROOM 3 has a double glazed window to the rear elevation and radiator.

OUTSIDE

To the front of the property there is a driveway which part paved and gravelled with a side lawn area and fencing to the boundary. The REAR GARDEN has a full width paved patio area, low wooden fence and gate giving access to a lawned area, with hardstanding for a shed and enclosed fence to the boundaries.

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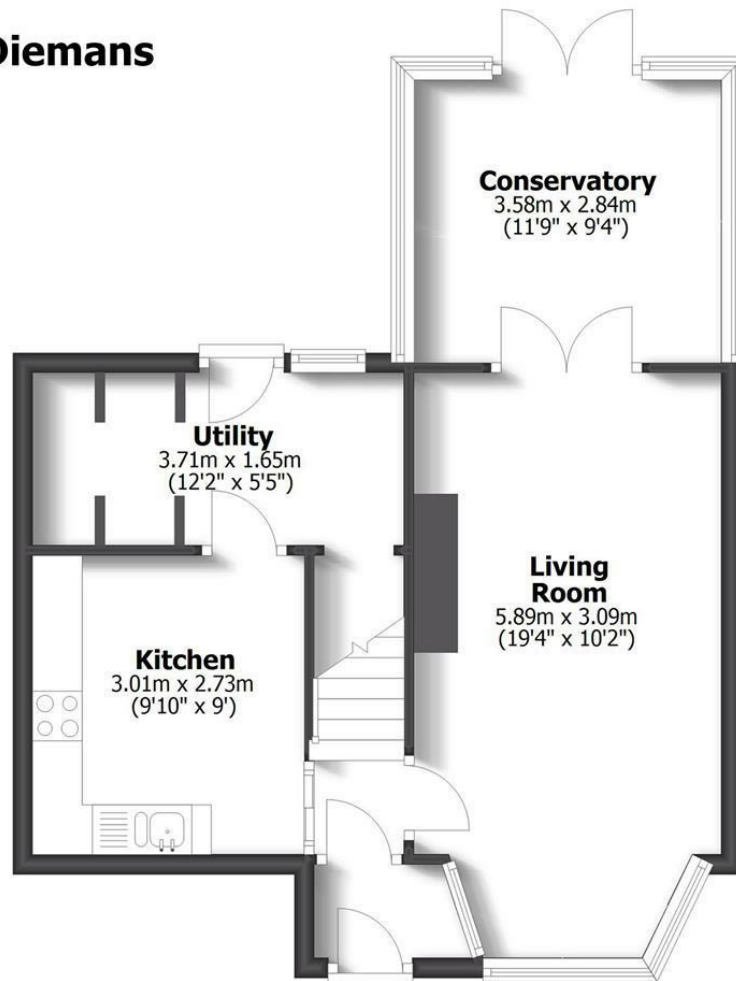
Offers In The Region Of
£249,500

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.



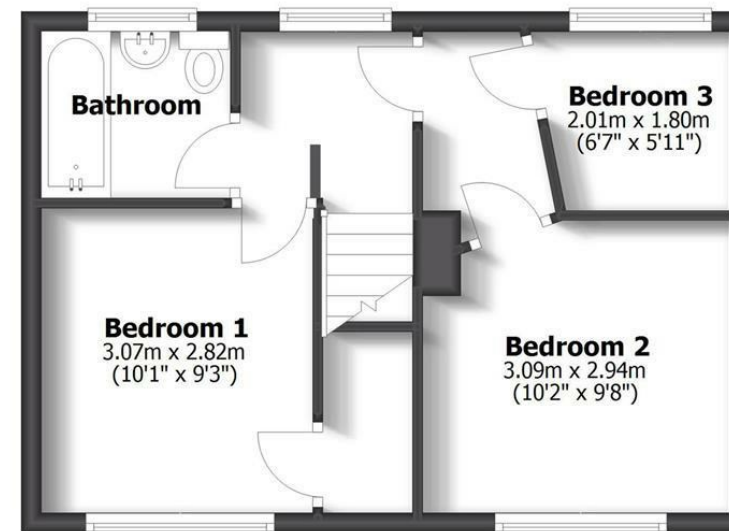
48 Van Diemens Wombourne



Ground Floor

TOTAL: 81.3sq.m. 875sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



First Floor

