



2 Green Acres, Wombourne, Wolverhampton, WV5 0BU

BERRIMAN  
EATON

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This is a detached bungalow occupying a private position within this exclusive cul de sac. There is off road parking, a single garage and a manicured well stocked private, enclosed rear garden. The internal accommodation briefly comprises porch, entrance hall, living room, separate dining room, kitchen, utility, two double bedrooms and a house bathroom. The property benefits from central heating, double glazing and no upward chain.

EPC : E  
WOMBOURNE OFFICE

## LOCATION

Green Acres is situated in a small cul de sac off Gardeners Way, on the Van Diemans Estate, which is close to the Bridgnorth Road, thus enabling excellent access to transport links, bus routes and Sainsburys. The closest shops of convenience are at Blakeley with the facilities and amenities of the Village being only a short distance away. The property is within walking distance of the Railway Walk and the Canal which offers lovely scenic walks ideal for dog walkers and nature enthusiasts.

## DESCRIPTION

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## ACCOMMODATION

The PORCH has a double glazed opaque door and side window. The ENTRANCE HALL is accessed through a wooden door with opaque inserts and matching side panel, there is loft access, wiring for wall lights and radiator. The LIVING ROOM has a double glazed opaque window to the side elevation, electric fire, double glazed sliding patio doors, radiator and wiring for wall lights. The DINING ROOM has a double glazed window to the side elevation, wiring for wall lights, radiator, door into the kitchen and a wooden door with opaque inserts giving access to the UTILITY. This has plumbing and space for a washing machine, double glazed window to the rear elevation and double glazed door to the garden and door into the GARAGE, which has an elevating door and single glazed window to the side elevation. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit, space for appliances including fridge, freezer and oven. There is a double glazed window to the rear elevation and radiator.

The BATHROOM is fitted with a coloured suite which comprises a bath with shower over, pedestal wash hand basin, low level WC, radiator, single glazed opaque window to the side elevation and airing cupboard housing the hot water cylinder. The PRINCIPAL BEDROOM has a double glazed window to the front elevation, radiator and wiring for wall lights. DOUBLE BEDROOM 2 double glazed window to the front elevation, radiator and wiring for wall lights.

## OUTSIDE

To the front of the property there is a driveway providing off road parking, a lawned foregarden, established planted borders with a paved path to the entrance door. There is side gated access to the REAR GARDEN which has a paved patio area, manicured shrubs and bushes, lawn and fencing to the boundary.

TENURE WE UNDERSTAND THAT THE PROPERTY IS 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

### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

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

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

01902 326366

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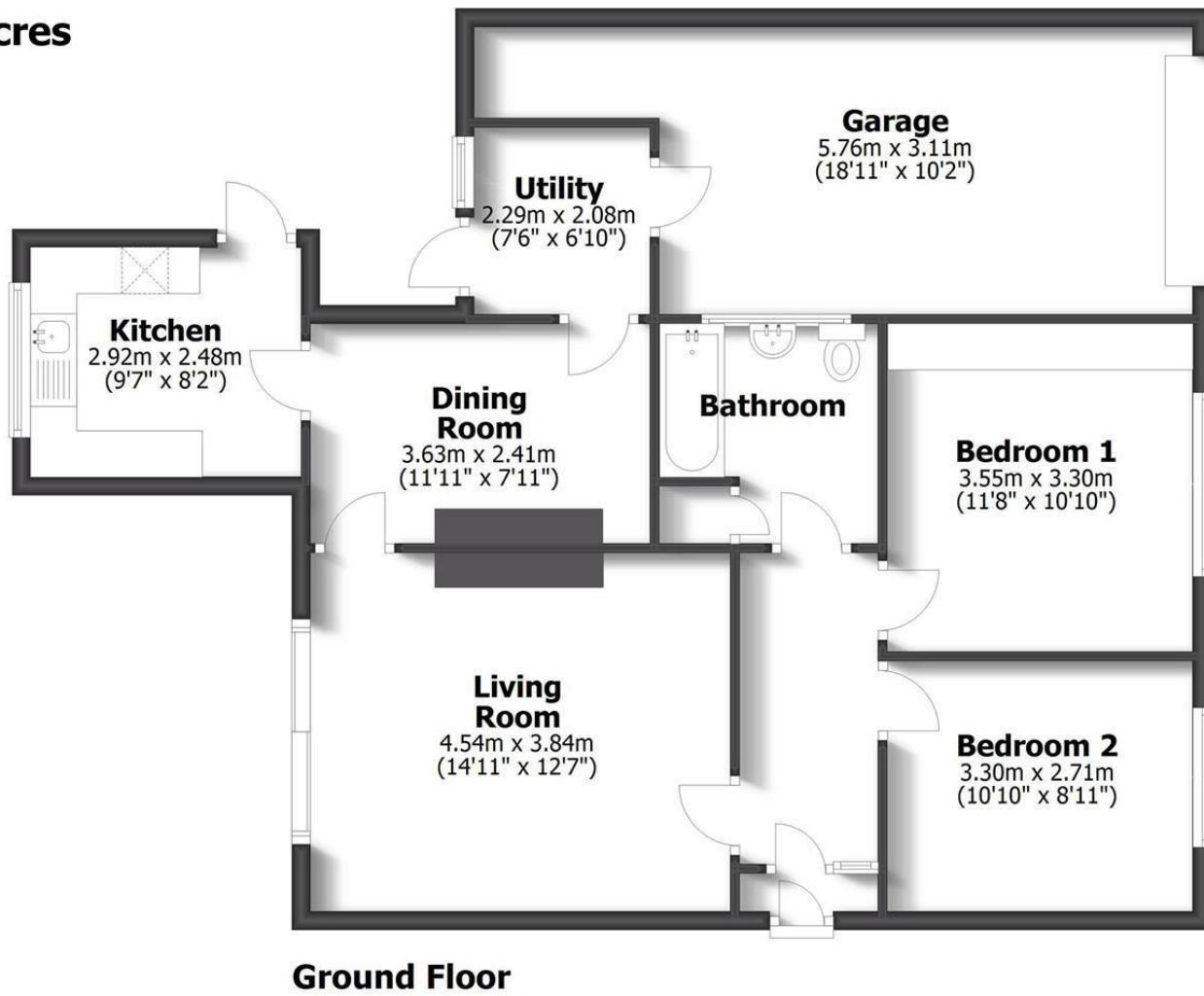
Offers In The Region Of  
£299,950

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.



## 2 Green Acres Wom Bourne



HOUSE: 72.7sq.m. 783sq.ft.

GARAGE: 19.9sq.m. 214sq.ft.

**TOTAL: 92.6sq.m. 997sq.ft.**

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

