49 Dingle Road, Wombourne, Wolverhampton, WV5 0EG

BERRIMAN EATON

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This is a modern semi-detached property with off road parking and an enclosed rear garden. The internal accommodation briefly comprises hallway, downstairs cloakroom, living room and dining kitchen to the ground floor. To the first floor there are three bedrooms and a bathroom. The property benefits from central heating, double glazing and would be perfect for first time buyers or an investor as the property has been let out for a number of years.

EPC : D
WOMBOURNE OFFICE

LOCATION

Dingle Road is a quiet road situated on the Giggetty Estate which joins Lamb Crescent to Brook Road. There is excellent access to the Wombrook which leads onto the Railway, which is perfect for dog walkers and outdoor enthusiasts. The property is situated between Blakeley Heath Primary School as well as Westfield and St Bernadette's Primary Schools. Wombourne High School is also within convenient walking distance. There are accessible shops at Giggetty Shops, on Common Road, which also has regular buses into Wolverhampton, Stourbridge and Dudley. A short distance away is Sainsburys and Lidl Supermarkets as well as the shops and facilities of Wombourne Village. Wombourne also benefits from a Leisure Centre and plenty of social and sporting activities.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL has a wooden door, staircase rising to the first floor landing, radiator and door into the CLOAKROOM, this has a low level WC, wash hand basin with mixer tap, radiator and double glazed opaque window to the front elevation. The LIVING ROOM has a double glazed window to the front elevation, radiator and understairs storage cupboard. The KITCHEN/DINING ROOM is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit and mixer tap, integrated oven with 4 ring gas hob and fitted extractor, plumbing and space for washing machine. There are two double glazed windows to the rear elevation and a single glazed wooden door to the rear garden, radiator and tiled floor.

The staircase rises to the FIRST FLOOR LANDING which has a loft access, wooden balustrade and storage cupboard housing the hot water cylinder. The BATHROOM is fitted with a white suite which comprises a P shaped bath with electric shower, low level WC, pedestal wash hand basin and mixer, radiator and double glazed opaque to rear elevation. DOUBLE BEDROOM 1 has a double glazed window to the rear elevation, radiator and wardrobe with sliding doors. DOUBLE BEDROOM 2 has a double glazed window to the rear 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 path with lawned foregarden and a tarmac driveway providing off road parking with side gated access to the REAR GARDEN which has a full width patio, lawn and a fence to the boundary.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND B – South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the WOMBOURNE Office.
The property is FREEHOLD.
Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available
Mobile – Ofcom checker shows there is limited coverage indoors with all four main providers having likely coverage outdoors.
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.
The long term flood defences website shows very low

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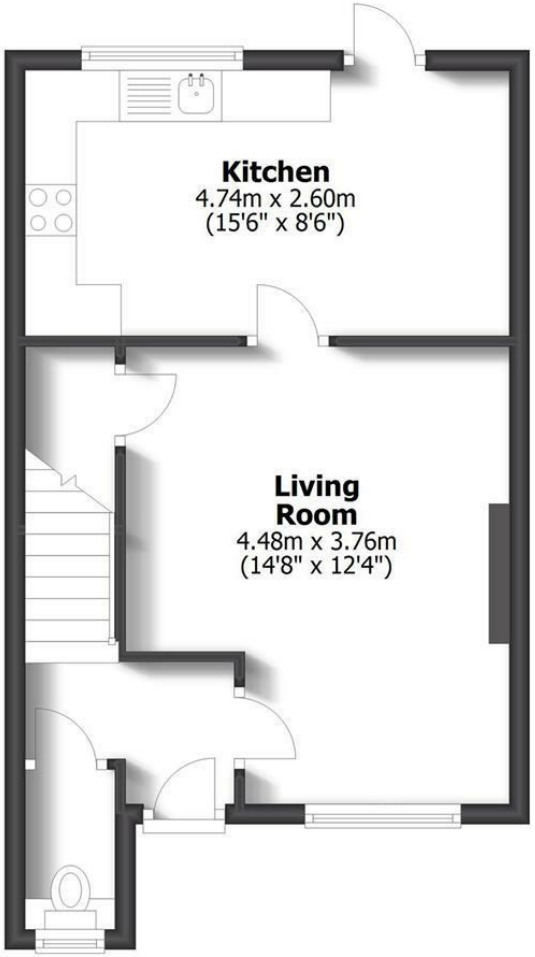
Offers In The Region Of
£199,995

EPC: D

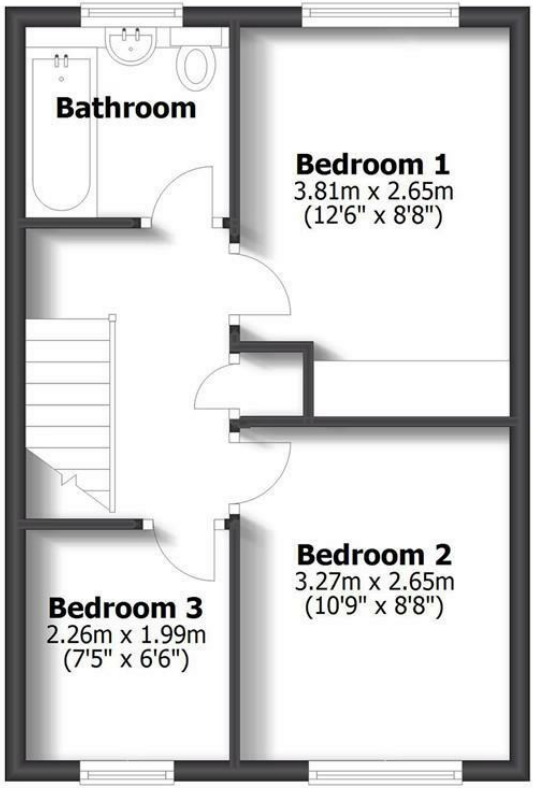
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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

49 Dingle Road

Wombourne



Ground Floor



First Floor

TOTAL: 69.1sq.m. 743sq.ft.

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