



36 The Meadlands, Wombourne, Wolverhampton, WV5 8HU

BERRIMAN
EATON

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This is a mid terraced property which is in a beautiful position overlooking parkland and the picturesque Wombrook. There is a detached garage and off road parking to the rear of the property. The internal accommodation briefly comprises entrance hall, living room and dining area and fitted kitchen to the ground floor. To the first floor there are three generous bedrooms and a family bathroom. The property benefits from central heating and double glazing.

EPC : C
WOMBOURNE OFFICE

LOCATION

The Meadlands is situated on the Poolhouse Estate within easy reach of Wombourne village centre with its full array of shopping and leisure facilities. There is convenient travelling to the more extensive amenities provided by Dudley, Stourbridge and Wolverhampton City Centre and the area is well served by schooling. There is open parkland close to the property and access to the South Staffordshire canal system and Railway Walk is nearby.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL has a UPVC door with double glazed opaque inserts, tiled floor and door into the LIVING ROOM. This has a double glazed window to the front elevation, electric fireplace and surround, radiator and staircase rising to the first floor landing. The DINING AREA has a double glazed patio door, radiator and door into the KITCHEN, which is fitted with a range of wall and base units with complementary worksurfaces and inset single drainer sink unit and mixer tap, integrated oven, gas hob, fitted extractor, integrated dishwasher, space for fridge and freezer and plumbing for a washing machine. There is a double glazed window to the rear elevation and a double glazed door giving access to the garden, tiled floor, spotlights and radiator.

The staircase rises to the FIRST FLOOR LANDING which has wooden balustrades, loft access and airing cupboard. The BATHROOM is fitted with a white suite which comprises a bath with jets, a multi headed shower over and a glazed screen, vanity wash hand basin and mixer tap which incorporates the low level WC, heated ladder towel rail, double glazed window and tiling to the walls and flooring. DOUBLE BEDROOM 1 has a double glazed window to the front elevation, radiator and fitted wardrobes with mirrored 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 front elevation and radiator.

OUTSIDE

The property has pedestrian access to the front of the property with a lawned area, gravelled border and a path to the front door. To the rear of the property there is a DETACHED GARAGE with an elevating door. There is gated access to the REAR GARDEN which has a path to the patio area, astro turf lawn, gravelled borders and fencing to the boundary.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – 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 and likely 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 / low / medium / high

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Worcestershire Office

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Offers In The Region Of
£250,000

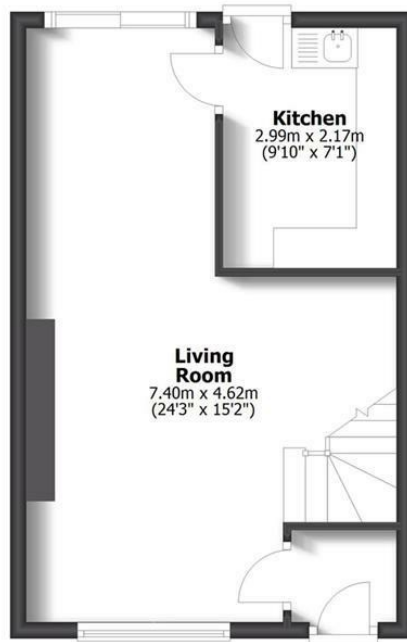
EPC: C

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.

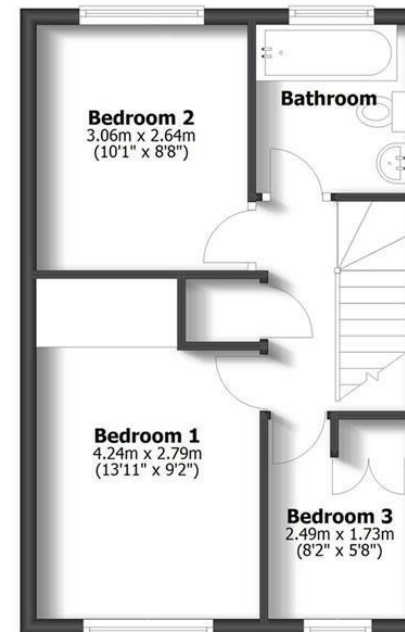


36 The Meadlands

Wombourne



Ground Floor



First Floor

HOUSE: 68.4sq.m. 736sq.ft.
GARAGE: 12.5sq.m. 135sq.ft.
TOTAL: 80.9sq.m. 871sq.ft.

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

