



5 Kirkstone Crescent, Wombourne, WV5 8EH

BERRIMAN
EATON

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This is a well presented semi-detached bungalow which has a tarmac driveway, garage and enclosed private rear garden. The internal accommodation briefly comprises entrance porch, entrance hall, living room, two bedrooms, bathroom and a conservatory with utility area. The property benefits from central heating, double glazing and no upward chain.

EPC : D
WOMBOURNE OFFICE

LOCATION

Kirkstone Crescent is a popular location, close to the amenities afforded on Planks Lane and within convenient travelling distance to Sainsburys and Wombourne village which includes a variety of eateries, florists, dentists and doctors surgeries and a local vet. Public transport can be found in Wombourne village and there is convenient travelling to the more extensive facilities afforded by Wolverhampton City Centre, Dudley and Stourbridge. There are schools catering for all age groups and Wombourne High School and Westfield Community Primary School are within walking distance.

DESCRIPTION

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ACCOMMODATION

The PORCH is accessed through a UPVC door with opaque inserts and matching side pane. A wooden door with opaque inserts gives access to the ENTRANCE HALL which has radiator, a loft access with a pull down ladder where the newly replaced central heating boiler is located. The LIVING ROOM has a double glazed window to the front elevation, radiator and coal effect gas fire and surround. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces with complementary work surfaces, inset single drainer sink unit with mixer tap, space for oven with extractor above, integrated fridge, tiled splashback, double glazed window to the rear elevation and door into the CONSERVATORY. This is brick and double glazed construction with a polycarbonate roof, ceiling fan, french doors giving access to the garden, UTILITY AREA with plumbing and space for a washing machine and tumble dryer and a UPVC door giving access to the passageway.

DOUBLE BEDROOM 1 has double glazed window to the rear elevation, radiator and a range of fitted wardrobes and drawers. DOUBLE BEDROOM 2 has a double glazed window to the front elevation and radiator and is currently being used as a dining room. The SHOWER ROOM has a curved cubicle with an electric shower, vanity wash hand basin and mixer tap, low level WC, double glazed opaque window to the side elevation, tiled walls, tiled floor and radiator.

OUTSIDE

To the front of the property lies a tarmac DRIVEWAY providing off road parking for several vehicles and a low maintenance astro turf lawn behind a low boundary wall. The GARAGE has an elevating door and a wooden door which leads into the REAR GARDEN. This has been landscaped to a very high standard with a decked area with wooden balustrades, paved patio, astro turfed lawn and raised, well stocked planted borders with a fence boundary and a shed.

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.

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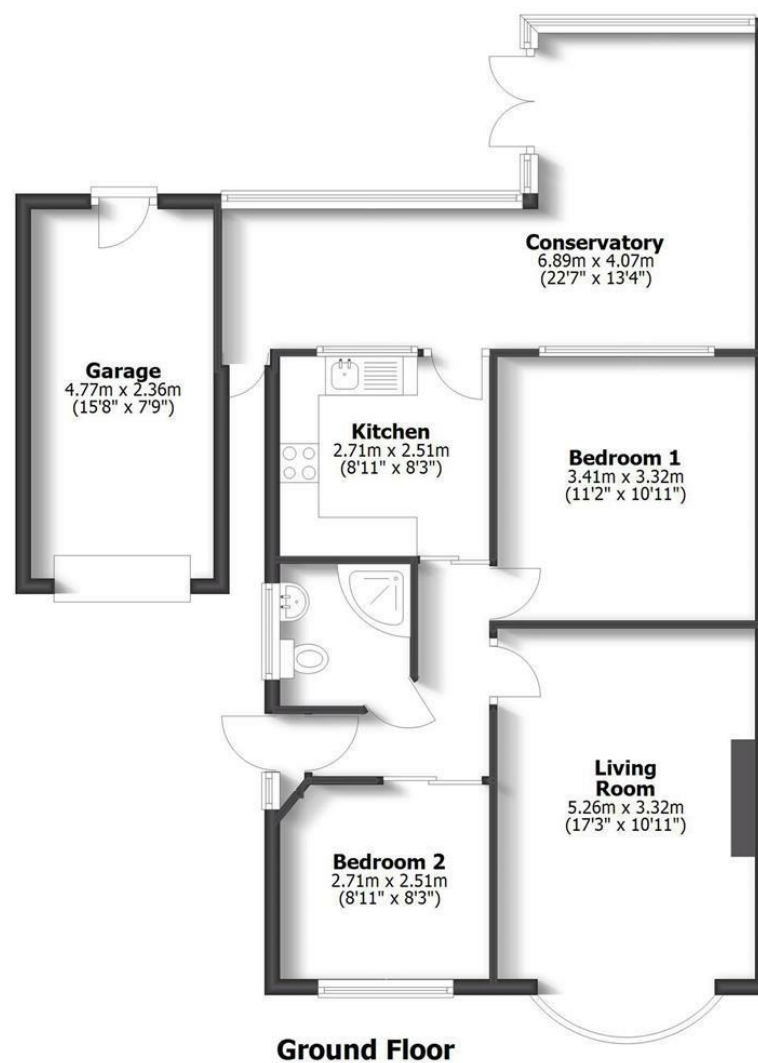
Offers In The Region Of
£299,950

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.



5 Kirkstone Crescent Wombourne



HOUSE: 68.8sq.m. 741sq.ft.
GARAGE: 11.2sq.m. 121sq.ft.
TOTAL: 80sq.m. 862sq.ft.

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

