



9 Sutherland Drive, Wombourne, WV5 9BB

BERRIMAN
EATON

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This is a perfectly presented semi-detached family home with a tarmac driveway, good sized garden and private, well established rear garden. The internal accommodation briefly comprises porch, entrance hall, downstairs cloakroom/wc, living room, dining area, conservatory and fitted breakfast kitchen to the ground floor. To the first floor there are three well proportioned bedrooms and a modern refitted bathroom. The property benefits from central heating and double glazing.

EPC : D
WOMBOURNE OFFICE

LOCATION

Sutherland Drive is a popular cul-de-sac situated off Strathmore Crescent which is off Orton Lane, on the edge of the village. There are excellent facilities available within Wombourne village including various shops, a library, doctors, dentist as well as a leisure centre. There are regular buses serving the Village with links to Wolverhampton, Dudley, Stourbridge and Merry Hill Shopping Centre. Furthermore the area is well served by schooling for all age groups. For the avid walker there is excellent access to both Pickerills Hill, the railway walk and the canal systems.

DESCRIPTION

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ACCOMMODATION

The PORCH has a UPVC double glazed French doors, Minton style tiled flooring. A composite double glazed door with opaque decorative panes gives access into the ENTRANCE HALL which has staircase rising to the first floor landing, radiator Minton style flooring and door into the CLOAKROOM which has a low level WC, vanity wash hand basin and mixer tap with tiled splashback and storage cupboard. The LIVING ROOM has a double glazed window to the front elevation, radiator and coal effect gas fire with surround, wiring for wall lights and double glazed sliding patio doors into the CONSERVATORY which is brick and double glazed construction with a polycarbonate roof and doors giving access to the garden. The KITCHEN/BREAKFAST ROOM is fitted with a range of wall and base units with complementary work surfaces incorporating a breakfast bar, a one and a half bowl and drainer with mixer tap, space for a Range style oven, fitted extractor, integrated dishwasher and large fridge, vertical radiator, double glazed windows to the rear elevation, spotlights and double glazed door to the garden. The UTILITY has a fitted worksurfaces with plumbing and space beneath for a washing machine and tumble dryer, a wall mounted central heating boiler, double glazed window to the rear elevation, radiator and door into the GARAGE. This is very generous in size and has an elevating door, storage cupboard and wooden door to the rear garden.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed opaque window to the side elevation and loft access. The BATHROOM is fitted with a white suite which comprises separate shower cubicle, bath, vanity wash hand basin which incorporates the low level WC, vertical radiator, double glazed window to the front elevation and spotlights. DOUBLE BEDROOM 1 has a double glazed window to the rear elevation, wardrobes and radiator. DOUBLE BEDROOM 2 has a double glazed window to the front elevation, fitted wardrobes with sliding mirrored doors 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 tiered driveway providing OFF ROAD PARKING with a gravelled tiered border. The SOUTH FACING REAR GARDEN is a particular feature of the property due to its size and private aspect, it is well planted and established with a paved full width patio area, lawn with planted borders and steps down to a further lawn with a hedge and fence border.

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 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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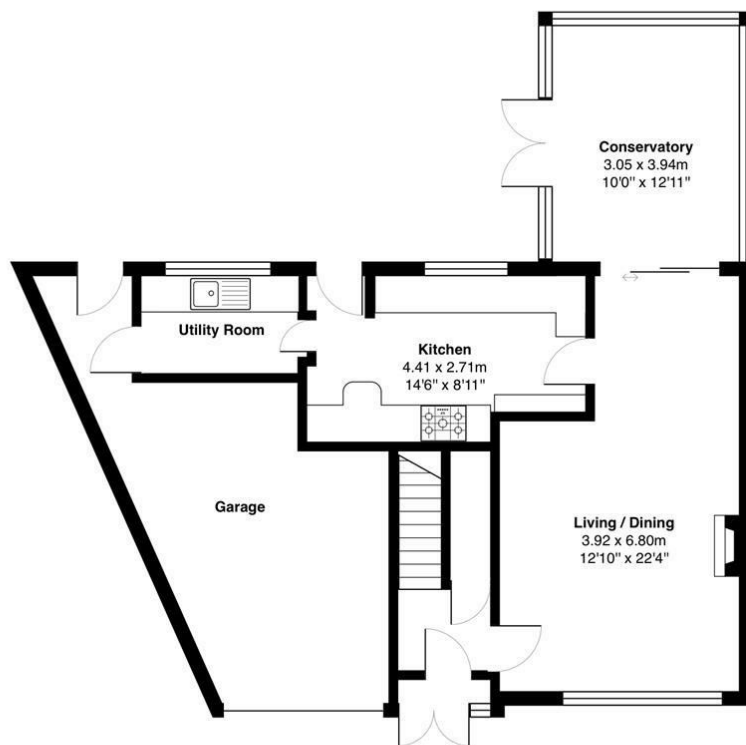
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www.berrimaneaton.co.uk

Offers In The Region Of
£375,000

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.



Total Area: 96.5 m² ... 1039 ft² (excluding garage)

All measurements are approximate and for display purposes only

