



11 Van Diemens Road, Wombourne, Wolverhampton, WV5 0BG

BERRIMAN
EATON

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This is a well presented three bedroom mid terraced home with off road parking to the front of the property and a large rear garden to the rear. The internal accommodation briefly comprises enclosed porch, living room, breakfast fitted, utility room and downstairs cloakroom to the ground floor. To the first floor there are three generous bedrooms and a family bathroom fitted with a white suite. The property benefits from central heating, double glazing and no upward chain.

EPC : C
WOMBOURNE OFFICE

LOCATION

Van Diemens Road is a popular road located just off Brickbridge Lane and is within walking distance of the shops which includes a chemist, post office and butchers. There is a regular bus route into Wolverhampton and Stourbridge and is also close to several Primary Schools, most notably Blakeley Heath, with Wombourne High School also near by. The wealth of facilities within the Village itself is easy to get to, as well as Sainsburys. For the keen walker the railway walk, Wombrook Walk and the Himley Plantation are also very near.

DESCRIPTION

This is a well presented three bedroom mid terraced home with off road parking to the front of the property and a large rear garden to the rear. The internal accommodation briefly comprises enclosed porch, living room, breakfast fitted, utility room and downstairs cloakroom to the ground floor. To the first floor there are three generous bedrooms and a family bathroom fitted with a white suite. The property benefits from central heating, double glazing and no upward chain.

ACCOMMODATION

The PORCH has a composite door with double glazed opaque leaded inserts and tiled floor. The ENTRANCE HALL has a staircase which rises to the first floor landing, tiled floor and door into the LIVING ROOM which has a double glazed window to the front elevation, double glazed French doors to the rear garden, wiring for walls lights, space for a log burner, radiator and tiled floor. The KITCHEN/BREAKFAST ROOM is fitted with a range of wall and base units with complementary worksurfaces, inset single drainer sink unit and mixer tap, range of integrated appliances including double oven, ceramic hob, fitted chimney extractor, dishwasher, fridge and freezer. There is an understairs storage cupboard, fitted breakfast bar, double glazed windows to the front and rear elevations, tiled floor, spotlights and double glazed door to the UTILITY, which is fitted with an extensive range of fitted cupboards with composite door to the front, UPVC double glazed opaque door and plumbing for a washing machine. There is a CLOAKROOM which has a double glazed opaque to the rear elevation, wash hand basin and mixer tap, low level WC and spotlights.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed window to the side elevation, radiator, loft access and airing cupboard which houses the wall mounted central heating boiler. The BATHROOM is fitted with a white suite which comprises a bath with shower over and glazed screen, low level WC and vanity wash hand basin with mixer tap, heated ladder towel rail, spotlights, double glazed opaque window to the rear elevation and tiling to the walls. DOUBLE BEDROOM 1 has a double glazed window to the front elevation, fitted wardrobe with sliding mirrored door, radiator and spotlights. DOUBLE BEDROOM 2 has a double glazed window to the front elevation, radiator and cupboard fitted over the stairs recess. BEDROOM 3 has a double glazed window to the rear elevation and radiator.

OUTSIDE

To the front of the property there is a tarmac DRIVEWAY suitable for parking several vehicles off road. The REAR GARDEN has a paved patio area, with an astro turf lawn, gravelled borders and fencing to the boundary. There is a detached STOREROOM with an elevating door. There is a gate which gives rear access.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND – B South Staffordshire Council
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
£279,950

EPC: C

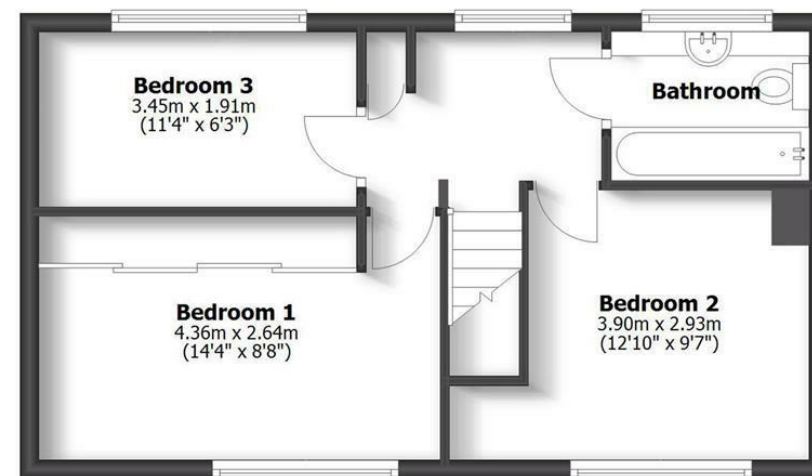
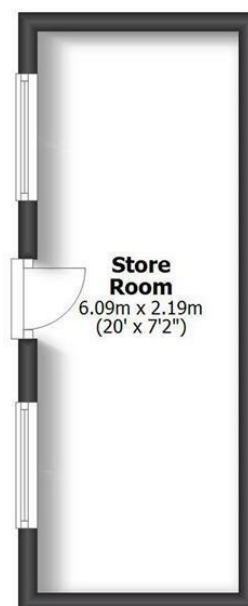
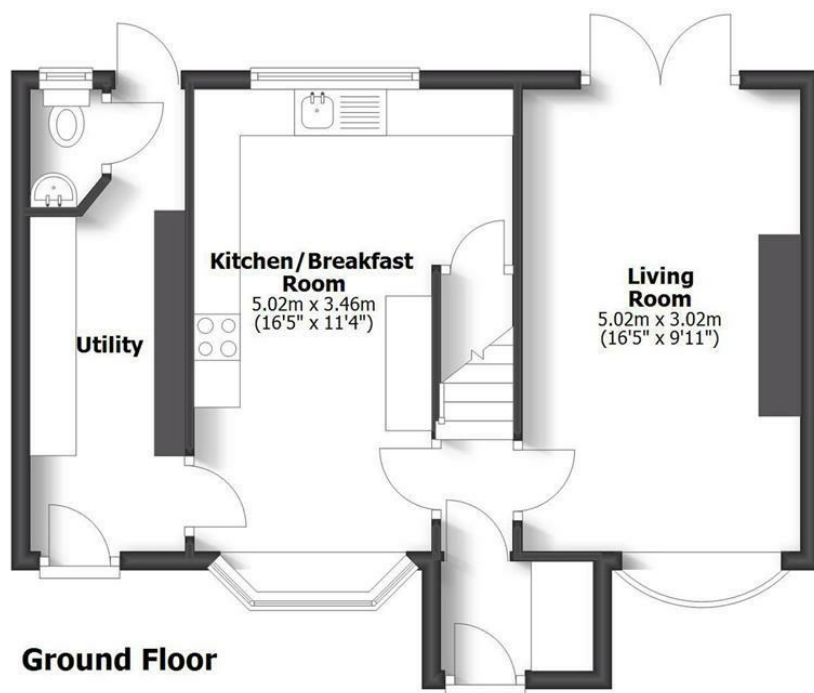
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



11 Van Diemens Wombourne

HOUSE: 83.4sq.m. 898sq.ft.
STORE ROOM: 13.3sq.m. 144sq.ft.
TOTAL: 96.7sq.m. 1042sq.ft.

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



First Floor

