



20 Wombourne Road, Swindon, Dudley, DY3 4NA

BERRIMAN
EATON

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This is a semi-detached family home which has a long driveway suitable for parking several vehicles off road, tandem garage with utility area behind and an enclosed, low maintenance rear garden. The internal accommodation briefly comprises porch, entrance hall, living/dining room and fitted kitchen to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property benefits from central heating and double glazing.

EPC : D
WOMBOURNE OFFICE

LOCATION

Wombourne Road is the main road into the Staffordshire village of Swindon. Swindon is surrounded by lovely, local countryside walks yet is within convenient travelling distance of many commercial centres such as Wombourne, Dudley, Stourbridge and Wolverhampton and a Sainsburys supermarket on the Bridgnorth Road (B4176). The village benefits from a good primary school, church, a variety of local shops and a wide range of sport and leisure facilities including a cricket club. Nearby are rugby, football, tennis, squash and hockey clubs.

DESCRIPTION

This is a semi-detached family home which has a long driveway suitable for parking several vehicles off road, tandem garage with utility area behind and an enclosed, low maintenance rear garden. The internal accommodation briefly comprises porch, entrance hall, living/dining room and fitted kitchen to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property benefits from central heating and double glazing.

ACCOMMODATION

The PORCH has double glazed windows to the front and side elevations and a door with opaque leaded stained glass inserts. The ENTRANCE HALL has a wooden door with opaque window, stairs to the first floor and radiator. The LIVING ROOM has a double glazed leaded bay window to the front elevation, coal effect gas fire with decorative surround, radiator, dado rail, and the DINING AREA has a radiator and double glazed French doors onto the garden. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset one and a half bowl and drainer with mixer tap. There is space for appliances including oven, fridge and dishwasher as well as a wall mounted central heating boiler. There is a double glazed window to the rear elevation, tiled splashback and UPVC double glazed door into the Tandem garage. This has an elevating door and a further UPVC door to the rear garden and opens into a UTILITY AREA which fitted wall and base units with fitted work surfaces, there is plumbing and space for a washing machine and double glazed windows to the side and rear.

The staircase rises to the FIRST FLOOR LANDING which has wooden balustrades, a double glazed opaque window to the side elevation, loft access and an airing cupboard. The BATHROOM is fitted with a white suite which comprises bath with shower over and glazed screen, pedestal wash hand basin, low level WC, tiling to the walls and floor, double glazed opaque window to the rear elevation, radiator and spotlights. DOUBLE BEDROOM 1 has a double glazed leaded window to the front elevation, fitted wardrobes with sliding mirror doors and radiator. DOUBLE BEDROOM 2 has double glazed window to the rear elevation and radiator. BEDROOM 3 has a double glazed leaded window to the side elevation, storage cupboard and radiator.

OUTSIDE

To the front of the property there is a long DRIVEWAY with off road parking for several vehicles and a gravelled foregarden with established planted borders. The REAR GARDEN has a paved patio area, gravel "lawn" well stocked border with an enclosed fence 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 are available
Mobile date coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>

The long term flood defences website shows high.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

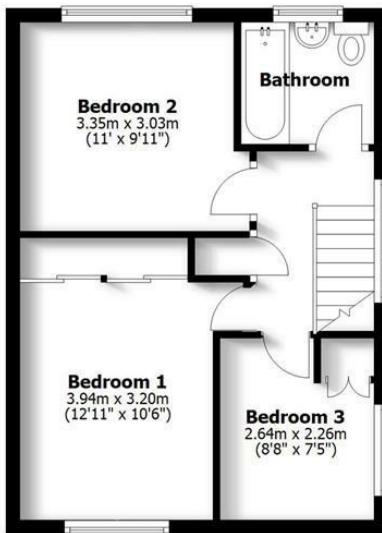
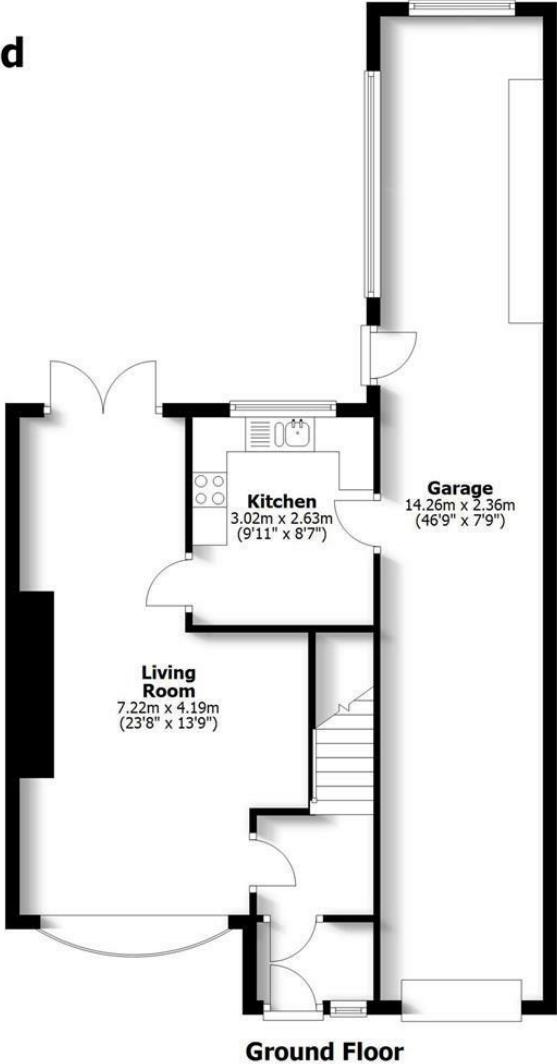
Offers In The Region Of
£280,000

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.



20 Wombourne Road Swindon



First Floor

HOUSE: 76.2sq.m. 821sq.ft.

GARAGE: 33.6sq.m. 362sq.ft.

TOTAL: 109.8sq.m. 1183sq.ft.

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

