



5 Churchward Grove, Wolverhampton, WV5 9HB

BERRIMAN
EATON

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This is a detached family home occupying a corner position within this popular cul de sac with a gravelled foregarden, detached garage, off road parking with an enclosed rear garden. The internal accommodation briefly comprises entrance porch, entrance hall, cloakroom, living room, dining room, fitted kitchen and lobby to the ground floor. To the first floor there are three generous bedrooms and a family bathroom. The property benefits from central heating, double glazing and no upward chain.

EPC : C
WOMBOURNE OFFICE

LOCATION

Churchward Grove is a private cul de sac situated off Station Road. The Village and its facilities are within convenient walking distance, as are the picturesque walks along the Railway line and Canal. There are regular buses in and out of Wombourne which service Wolverhampton, Dudley, Stourbridge and Merry Hill Centre. The schools are of particular note as Westfield, St Benedict Primary and Wombourne High School are within short travelling distances.

DESCRIPTION

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ACCOMMODATION

The PORCH has a UPVC double glazed door with double glazed opaque windows to the front elevation. The ENTRANCE HALL is accessed through a single glazed wooden door, staircase rising to the first floor landing, radiator and understairs storage cupboard. The CLOAKROOM has a low level WC, vanity wash basin, single glazed opaque window with secondary glazing, radiator, part tiling to the walls and floor. The LIVING ROOM has two double glazed leaded windows to the side elevation, double glazed bay window, radiator and fitted gas fire with surround. The DINING ROOM has a double glazed leaded bay window to the front elevation, radiator and door into the KITCHEN. This is fitted with a range of wall and base units with complementary work surfaces, inset one and a half bowl with drainer and mixer tap, space for an oven with a pull out extractor, space for fridge and plumbing for a washing machine. There is a tiled splashback, radiator, double glazed leaded window to the rear and door into the UTILITY LOBBY. This has double glazed leaded window to the side elevation, UPVC double glazed door to the garden and tiled floor.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed leaded window to the rear elevation, loft access and airing cupboard housing the wall mounted central heating boiler. The BATHROOM is fitted with a white suite which comprises bath with shower over, vanity wash hand basin with mixer tap which incorporates the low level WC, heated ladder towel rail, double glazed opaque leaded window to the rear elevation, tiled floor and part tiling to the walls. DOUBLE BEDROOM 1 has two double glazed leaded windows to the front elevation, radiator and fitted wardrobes. DOUBLE BEDROOM 2 has double glazed leaded window to the front elevation, wardrobe and radiator. BEDROOM 3 has a double glazed leaded window to the rear elevation and radiator.

OUTSIDE

The property occupies a corner position with a landscaped and gravelled foregarden with a path that leads to the entrance, decorative borders and side gated access to the garden. There is a tarmac DRIVEWAY providing off road parking and giving access to the DOUBLE GARAGE. This has an electronically operated roller shutter door and a UPVC double glazed door to the REAR GARDEN. This has also been landscaped and has a full width paved patio area, gravelled lawn, planted border, shed and fence to the boundary.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND E – 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 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 very low

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Offers In The Region Of
£425,000

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.



5 Churchward Grove Wolverhampton

HOUSE: 91.0sq.m. 980sq.ft.
GARAGE: 22.8sq.m. 245sq.ft.
TOTAL: 113.8sq.m. 1225sq.ft.

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



