



27 Bratch Park, Wombourne, Wolverhampton, WV5 8DF

BERRIMAN
EATON

27 Bratch Park, Wombourne, Wolverhampton, WV5 8DF

This is a detached bungalow occupying a corner position within this popular cul de sac on the outskirts of the Village which benefits from detached garage, off road parking and gardens to the front side and rear. The internal accommodation briefly comprises entrance hall, living room, extended kitchen with dining area, shower room and two bedrooms. The property benefits from central heating, double glazing and no upward chain.

EPC : D
WOMBOURNE OFFICE

LOCATION

Bratch Park is a quiet cul-de-sac situated in a sought after area of Wombourne. For anyone enjoying walking the property is pleasantly located for access to Bratch Locks and the railway walk. Within Wombourne village there is a wide variety of shops and amenities including, a library and doctors surgeries. There are schools catering for all age groups and within the village green there is a cricket, tennis and bowls club.

DESCRIPTION

This is a detached bungalow occupying a corner position within this popular cul de sac on the outskirts of the Village which benefits from detached garage, off road parking and gardens to the front side and rear. The internal accommodation briefly comprises entrance hall, living room, extended kitchen with dining area, shower room and two bedrooms. The property benefits from central heating, double glazing and no upward chain.

ACCOMMODATION

The ENTRANCE HALL has a UPVC double glazed door with opaque side panels, radiator and an airing cupboard. The LIVING ROOM has a double glazed window to the rear elevation, coal effect gas fire and surround, radiator and a door into the KITCHEN. This is fitted with a range of wall and base units with complementary work surfaces, inset one and a half sink and drainer with mixer tap, integrated double oven, gas hob and pull out extractor. There is plumbing and space for a washing machine, fridge and freezer, tiled splashback, double glazed window to the side elevation and arch into the DINING AREA which has a UPVC door to the garden and a double glazed window to the rear and radiator.

DOUBLE BEDROOM 1 has a double glazed window to the front elevation, radiator and fitted wardrobes with overhead storage, bedside tables and matching drawers. DOUBLE BEDROOM 2 has a double glazed window to the front elevation, radiator and a cupboard housing the wall mounted central heating boiler. The SHOWER ROOM has a walk in cubicle, low level WC, pedestal wash hand basin, tiling to the walls and double glazed opaque window to the side elevation.

OUTSIDE

The property occupies a generous corner position with lawn to the front and side elevation with various shrubs and planting areas, steps leading to the entrance and a tarmac driveway providing OFF ROAD PARKING and access to the single detached GARAGE which has an elevating door, a recently replaced flat roof and a wooden door into the REAR GARDEN. This has a patio area, lawn with planted borders and fencing to the boundary. There is a side gate which gives access to the front of the bungalow.

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

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

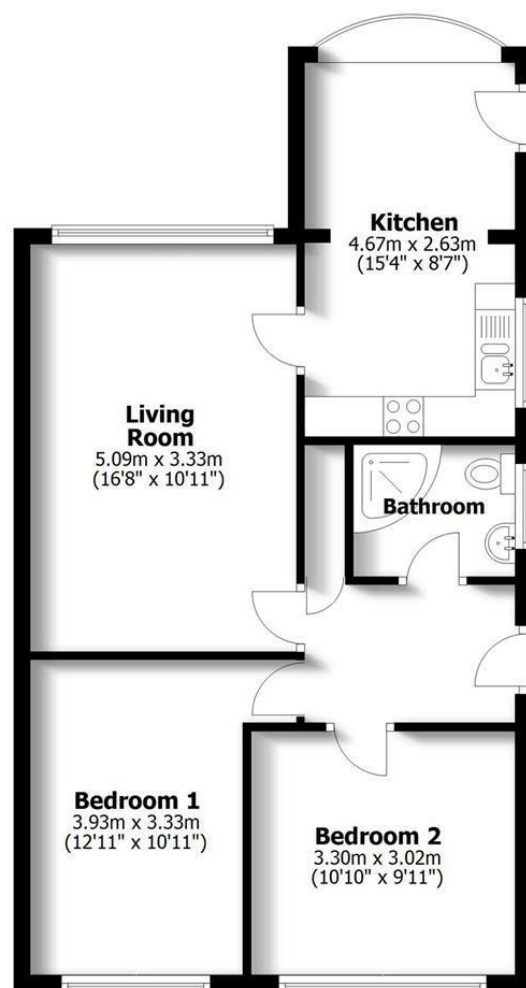
Offers In The Region Of
£325,000

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.



27 Bratch Park Wombourne



Ground Floor

TOTAL: 61.4sq.m. 661sq.ft.

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

