



6 Stanham Close, Wombourne, Wolverhampton, South Staffordshire, WV5 9JL

BERRIMAN  
EATON

## 6 Stanham Close, Wombourne, Wolverhampton, South Staffordshire, WV5 9JL

This is a modern family home arranged over two floors and benefitting from off road parking, garage and enclosed rear garden. The internal accommodation briefly comprises entrance hall, cloakroom/wc, living room and dining kitchen to the ground floor. To the first floor there are four bedrooms, en-suite to the principal and a family bathroom. The property benefits from double glazing, central heating and no upward chain.

EPC : C  
WOMBOURNE OFFICE

### LOCATION

Stanham Close is situated in the heart of Wombourne village giving easy access to shops, library, and doctor's surgery. There are regular bus services to Wolverhampton City Centre, Dudley and Stourbridge. Nearby is the village green which is home to Wombourne Cricket, Tennis and Bowling Club and for country enthusiasts close by are the South Staffordshire canal and the South Staffordshire Railway Walk. Furthermore, the area is well served by reputable schooling for all age groups.

### DESCRIPTION

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### ACCOMMODATION

The ENTRANCE HALL is accessed using a composite door with double glazed opaque inserts, double glazed window to the front elevation, radiator, staircase rising to the first floor landing with wooden balustrades, double storage cupboard with hanging rail and door into the CLOAKROOM, this has a low level WC and a pedestal wash hand basin. 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, integrated double Neff oven with 4 ring gas hob and extractor, space for fridge and freezer and space for washing machine. There is a double glazed window to the front elevation, spotlights and radiator and double doors into the LIVING ROOM. There are double glazed French doors onto the rear garden, double glazed window to the rear, electric fire and surround and radiator with a further door back to hallway.

The staircase rises to the FIRST FLOOR LANDING which has an airing cupboard housing the hot water cylinder, loft access and radiator. The HOUSE SHOWER ROOM has a walk in cubicle, pedestal wash hand basin with mixer tap, low level WC, heated ladder towel rail, spotlights and tiling to the floor and walls. The PRINCIPAL BEDROOM has a double glazed window to the rear elevation, fitted wardrobe, radiator and door into the EN-SUITE SHOWER ROOM which has a shower cubicle, pedestal wash hand basin and mixer tap, low level WC, spotlights and tiled floor. DOUBLE BEDROOM 2 has a double glazed window to the front elevation and radiator. BEDROOM 3 has a double glazed window to the front elevation and radiator. BEDROOM 4 is currently being used as a dressing room/office and has a double glazed window to the rear elevation, wardrobes, desk, drawers and radiator.

### OUTSIDE

To the front of the property there is a metal gate and railings, off road parking in a tarmac DRIVEWAY which gives access to the GARAGE. This has an elevated door and a door into the REAR GARDEN. This has a paved patio area, lawn and fence to the boundary. There is a gate which also gives access to the front.

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 / 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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#### Worcestershire Office

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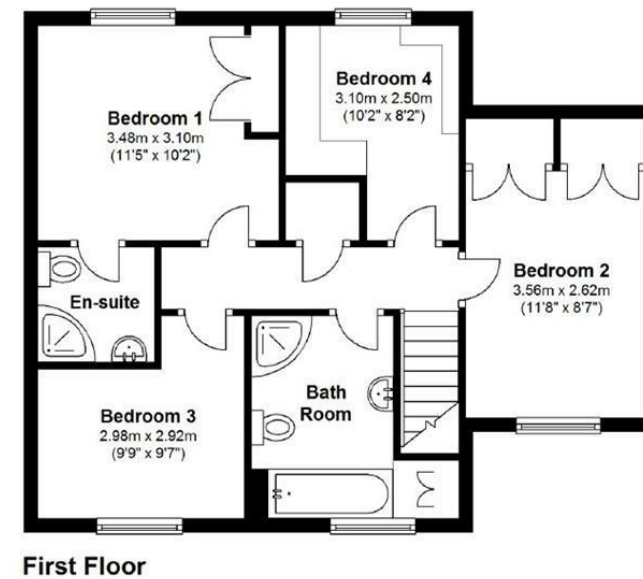
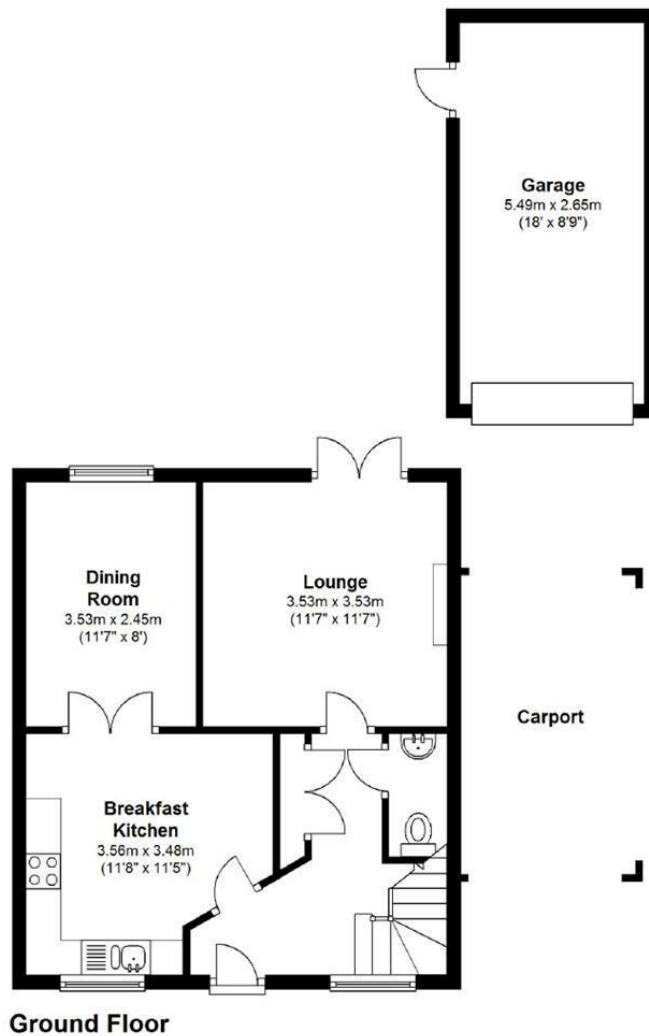
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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Offers In The Region Of  
£350,000

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.



## 6 STANHAM CLOSE WOMBOURNE

Approx Overall Floor Area  
98sq.m 1054sq.ft.  
(excluding garage/carport)

FOR GENERAL GUIDANCE ONLY  
NOT TO SCALE

