



17 Swinford Leys, Wombourne, Wolverhampton, WV5 8HT

BERRIMAN
EATON

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This is a ground floor apartment which has off road parking, garage and the use of a rear garden. The internal accommodation briefly comprises entrance hall, lounge, kitchen, bathroom and double bedroom. The property has double glazing and central heating and has the benefit of an extended lease. No Upward Chain.

EPC : D
WOMBOURNE OFFICE

LOCATION

Swinford Leys is a cul de sac situated on the popular Poolhouse Farm estate with excellent access to Sainsburys and Lidl Supermarkets. There are regular bus routes on nearby Brickbridge Lane/Planks Lane and there is the benefit of the picturesque Wombrook which is ideal for dog walkers and has the benefit of the playground.

DESCRIPTION

This is a ground floor apartment which has off road parking, garage and the use of a rear garden. The internal accommodation briefly comprises entrance hall, lounge, kitchen, bathroom and double bedroom. The property has double glazing and central heating and has the benefit of an extended lease.

ACCOMMODATION

The ENTRANCE HALL has a wooden door and double glazed window to the front elevation. The LOUNGE has a double glazed window to the front elevation and radiator. The inner LOBBY has access to the KITCHEN which is fitted with a range of wall and base units with complementary work surfaces, inset one and a half drainer sink unit and mixer tap, integrated double oven, ceramic hob, pull out extractor. There is plumbing and space for a washing machine, a wall mounted central heating boiler, double glazed window to the rear elevation. The BATHROOM is fitted with a coloured suite which comprises corner bath with shower over, pedestal wash hand basin, low level WC, radiator, tiling to the walls and double glazed opaque window to the side elevation. The DOUBLE BEDROOM has a double glazed window to the rear elevation, fitted wardrobes with mirrored sliding doors and radiator.

OUTSIDE

To the front of the property there is a lawned area with a tarmac DRIVEWAY providing off road parking for several vehicles and giving access to the SINGLE GARAGE which has an elevating door. The REAR GARDEN has a communal drying area with lawn and fenced boundary.

We are informed by the Vendors that mains electric, water and drainage are connected

COUNCIL TAX BAND A – South Staffordshire Council

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the WOMBOURNE Office.

The property is LEASEHOLD

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile data 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 risk

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Wombourne Office

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Worcestershire Office

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www.berrimaneaton.co.uk

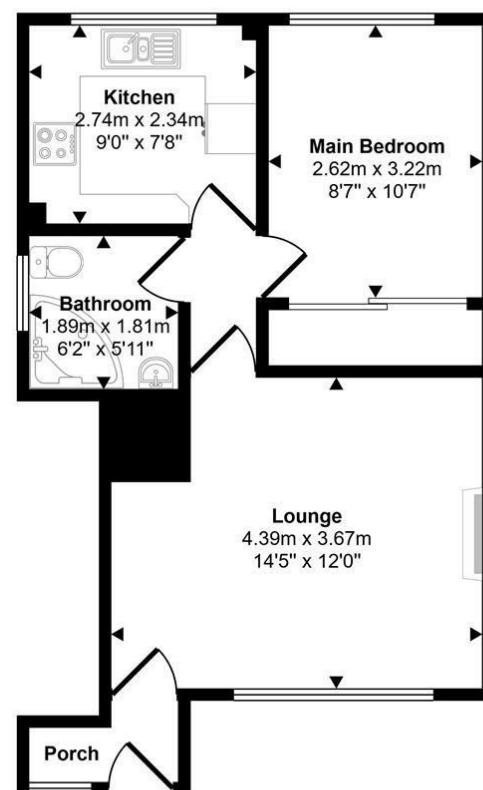
Offers In The Region Of
£150,000

EPC: D

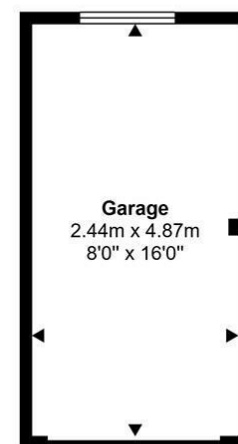
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



Approx Gross Internal Area
52 sq m / 555 sq ft



Floorplan
Approx 40 sq m / 427 sq ft



Garage
Approx 12 sq m / 128 sq ft

