



5 Banbery Drive, Wombourne, Wolverhampton, WV5 0AH

BERRIMAN
EATON

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This is a detached family home which has been extended and benefits from a driveway providing off road parking, part garage and an enclosed and established, private rear garden. The internal accommodation briefly comprises porch, entrance hall, living room, kitchen and family area, utility and cloakroom/wc to the ground floor. To the first floor there are three double bedrooms and a large family bathroom. The property benefits from central heating and double glazing.

EPC : TO FOLLOW
WOMBOURNE OFFICE

LOCATION

Banbery Drive is a quiet cul-de-sac situated off the Bridgnorth Road which is within convenient travelling distance of the fashionable village of Wombourne with its range of facilities including shopping, a library, doctors and dentist surgeries and eateries. There are regular bus services available on Common Road giving convenient access to the more extensive amenities afforded by Wolverhampton City Centre, Dudley and Stourbridge. Furthermore, the area is well served by a variety of reputable schools for all age groups.

DESCRIPTION

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ACCOMMODATION

The PORCH has double glazed windows, double glazed door, tiled floor and door into the ENTRANCE HALL which has a staircase rising to the first floor landing, radiator and tiled floor. The LIVING ROOM has a fireplace, French doors onto the dining area, radiator and door into the KITCHEN. This is fitted with a range of wall and base units with complementary work surfaces with inset single drainer sink unit and mixer tap. There is space for an oven, fitted extractor, plumbing for a washing machine and space for a fridge and freezer. There is UPVC door to the side access, radiator and it opens out onto the DINING AREA which has a vaulted ceiling with three double glazed skylights, double glazed windows to the rear elevation, double glazed door to the garden and spotlights. The UTILITY has plumbing and space for a washing machine and tumble dryer and door into the CLOAKROOM, this has a low level WC, vanity wash hand basin with mixer tap and tiled floor.

The staircase rises to the FIRST FLOOR LANDING which has loft access and a large walk in storage cupboard which houses the hot water cylinder and wall mounted central heating boiler. DOUBLE BEDROOM 1 has a double glazed window to the rear elevation, radiator and fitted wardrobe. DOUBLE BEDROOM 2 has a double glazed window to the front elevation, storage cupboard built over the stair recess and radiator. BEDROOM 3 has a double glazed window to the front elevation, fitted shelving, wardrobe and radiator. The BATHROOM has a fitted shower cubicle, bath, low level WC, pedestal wash hand basin, double glazed opaque window to the rear elevation, tiled walls and radiator.

OUTSIDE

To the front of the property there is a tarmac DRIVEWAY providing off road parking, adjacent gravelled and lawn area with access to the front of the partly converted GARAGE. There is secured access to the side of the property with a polycarbonate roof and a wooden door into the REAR GARDEN. This has a paved patio, shed, established hedge to the boundary, lawned area with fruit trees, planted borders and composting space.

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 – Ofcom checker shows there is limited and likely coverage indoors with all four main providers having likely coverage outdoors.
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.
The long term flood defences website shows very low

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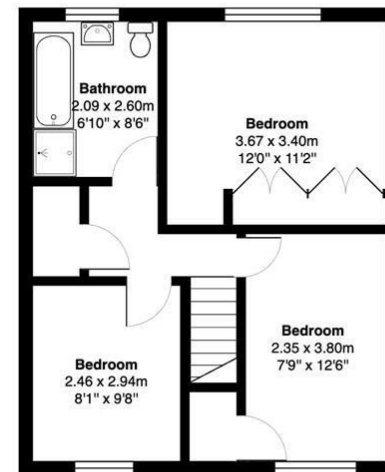
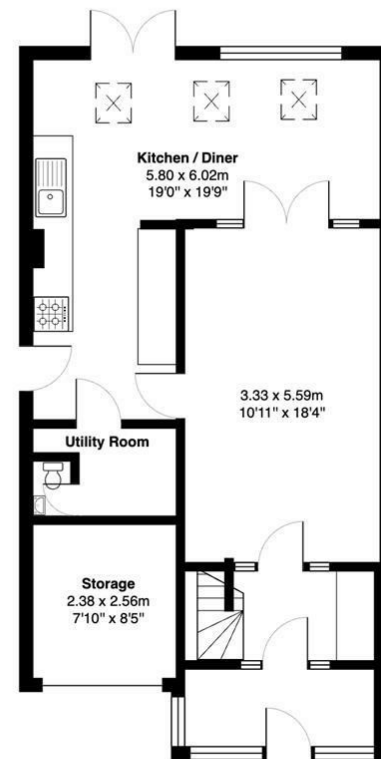
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www.berrimaneaton.co.uk

Offers In The Region Of
£325,000

EPC:

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.



Total Area: 107.1 m² ... 1153 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)

