



3 Lilac Drive, Wombourne, WV5 0DU

BERRIMAN
EATON

3 Lilac Drive, Wombourne, WV5 0DU

This is an ex-local authority end of terraced property which has a block paved driveway, although the kerb will need to be lowered in order to provide off road parking. There is a landscaped, low maintenance rear garden and a single garage to the rear. The internal accommodation briefly comprises porch, entrance hall, living room and modern dining kitchen to the ground floor. To the first floor there are three generous bedrooms and a modern shower room. The property benefits from central heating, double glazing and no upward chain.

EPC : D
WOMBOURNE OFFICE

LOCATION

Lilac Drive is a quiet cul de sac which is situated just off Woodhill Drive on the Giggetty Estate. The Estate is perfectly situated for the shops at Blakeley Heath as well as being within walking distance of Sainsbury's and Lidl. There are bus routes located on Brick Bridge Lane as well as Common Road which give access to Wolverhampton, Dudley, Stourbridge and Merry Hill Centre. Blakeley Heath Primary School is close by, as well as Wombourne High. There is access to the beautiful Wombrook which is popular with dog walkers and nature enthusiasts as it leads to the Village, the Railway Walk, the Canal and Smestow Nature Reserve.

DESCRIPTION

This is an ex-local authority end of terraced property which has a block paved driveway, although the kerb will need to be lowered in order to provide off road parking. There is a landscaped, low maintenance rear garden and a single garage to the rear. The internal accommodation briefly comprises porch, entrance hall, living room and modern dining kitchen to the ground floor. To the first floor there are three generous bedrooms and a modern shower room. The property benefits from central heating, double glazing and no upward chain.

ACCOMMODATION

The PORCH has double glazed windows to the side elevations and a UPVC door. The ENTRANCE HALL has a composite door with double glazed opaque inserts, staircase rising to the first floor landing and door into the LOUNGE. This has a gas fire with surround, double glazed French doors giving access to the rear garden, double glazed window to the front elevation and radiator. The KITCHEN is fitted with a range of high gloss wall and base units with complementary work surfaces, inset one and half sink and drainer with mixer tap, integrated double Neff oven, Neff hob and extractor. There is an integrated dishwasher, understairs storage cupboard, large breakfast bar, double glazed window to the front elevation and UPVC double glazed door to the rear garden.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed window to the rear elevation, radiator, airing cupboard and loft access. DOUBLE BEDROOM 1 has double glazed window, radiator and a range of fitted bedroom furniture including wardrobes and dressing table. DOUBLE BEDROOM 2 has a double glazed window, radiator, fitted wardrobes and a storage cupboard which is over the stairs recess. DOUBLE BEDROOM 3 has a double glazed window and radiator. The SHOWER ROOM has a walk in cubicle with a multi headed shower, vanity wash hand basin with mixer tap which incorporates the low level WC, heated ladder towel rail, spotlights, double glazed opaque window to the rear elevation and tiling to the walls and flooring.

OUTSIDE

To the front of the property there is block paved driveway however the kerb will need to be lowered to be used for off road parking. There is wooden gated access to a side gated which has further double gates which lead to the GARAGE. This has an elevating door and wooden door that leads into the REAR GARDEN. This has a full width paved patio, a wooden pergola, steps leading to a further area with an ornamental pond and fencing to the boundary.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND B – 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 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

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
£220,000

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.



3 Lilac Drive Wombourne

TOTAL: 79.0sq.m. 850sq.ft.

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



