



12 Strathmore Crescent, Wombourne, Wolverhampton, WV5 9AS

BERRIMAN  
EATON

# 12 Strathmore Crescent, Wombourne, Wolverhampton, WV5 9AS

This is a well presented semi-detached family home occupying a generous corner position on this popular road with off road parking, garage and a low maintenance rear garden. The internal accommodation briefly comprises entrance porch, hallway, lounge, dining room, fitted kitchen and cloakroom/wc to the ground floor. To the first floor there are three bedrooms and a family bathroom with a white suite. The property benefits from central heating and double glazing.

EPC : D  
WOMBOURNE OFFICE

## LOCATION

Strathmore Crescent is situated off Orton Lane bordering open farmland within a highly sought after location on the fringe of Wombourne yet having easy access to the amenities within the village itself including shops, library, eateries, leisure centre and doctors and dental surgeries. The area is well established with schooling for all age groups and public transport to Wolverhampton, Stourbridge and the Merry Hill Centre. Furthermore, it is within easy walking distance of the Bratch Locks and Kingswinford Railway Walk.

## DESCRIPTION

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## ACCOMMODATION

The PORCH is accessed through a UPVC double glazed door with double glazed windows to each side, tiled floor, door into the garage and a wooden door with opaque inserts into the ENTRANCE HALL, this has a radiator, wooden floor and storage cupboard beneath the stairs. There is a door into the LOUNGE which has double glazed windows to the front and side elevations, gas fire with surround, radiator, panelled wall, wooden floor and access to the DINING ROOM which has the staircase rising to the first floor landing, radiator, double glazed French doors leading into the garden and door into the KITCHEN. This is fitted with a range of wall and base unit with complementary work surfaces, inset one and a half bowl and drainer with mixer tap. There is a space for an oven, integrated fridge, double glazed window to the rear elevation and door leading back into the hallway.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed window to the side elevation, loft access, airing cupboard and radiator. DOUBLE BEDROOM 1 has a double glazed window and radiator. DOUOBLE BEDROOM 2 has a double glazed window and a radiator. BEDROOM 3 has a double glazed window and radiator. The BATHROOM is fitted with a white suite which comprises bath with electric shower over, pedestal wash hand basin, low level WC, double glazed opaque window to the side elevation, spotlights and radiator.

## OUTSIDE

To the front of the property there is a lawned garden with a natural border of shrubs and trees. There is off road parking provided by a block paved DRIVEWAY with a stepped path to the entrance door and which also gives access to the GARAGE. This has wooden double opening doors, a UPVC double glazed door to the rear garden, access to the porch and the CLOAKROOM which has a low level WC and a double glazed opaque window to the rear elevation. The REAR GARDEN has a decking area with astro lawn, fencing to the boundary and hard standing for two sheds

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

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### Lettings Office

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### Wombourne Office

01902 326366  
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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Offers In The Region Of  
£315,000

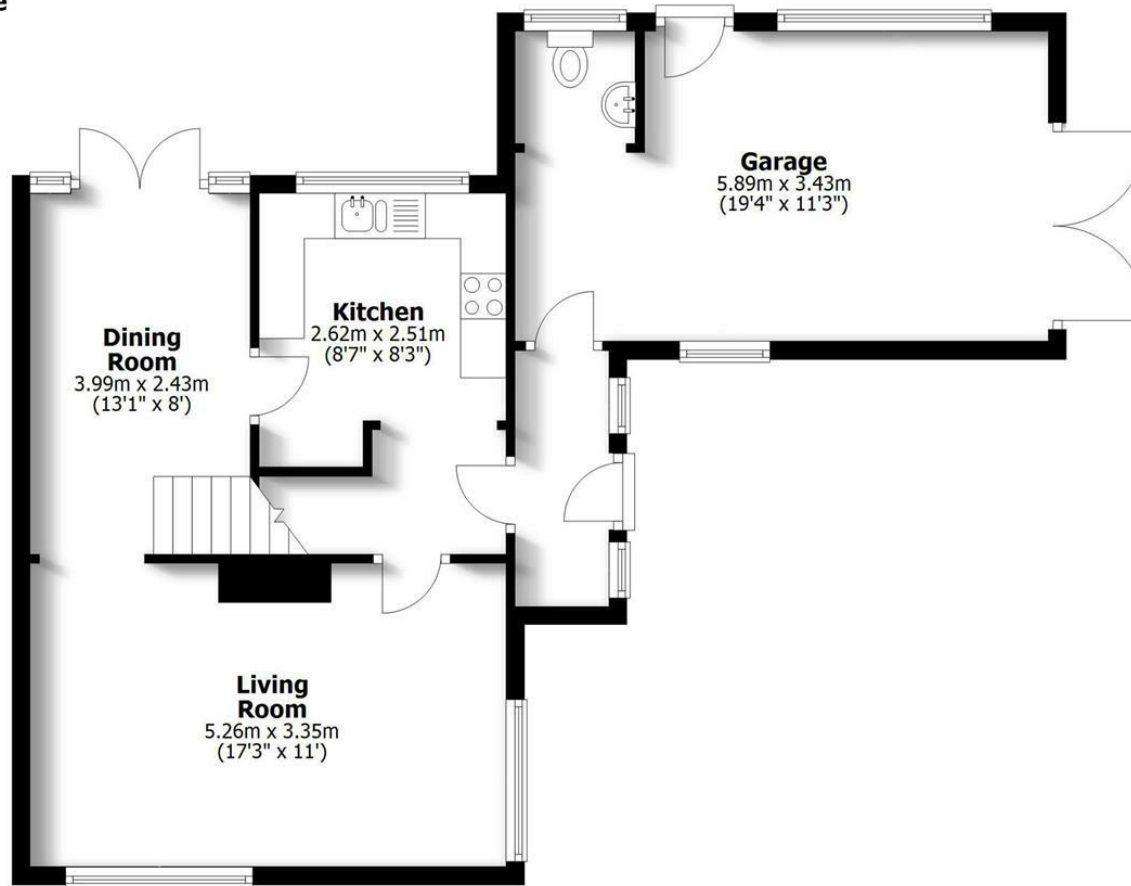
EPC: D

**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.

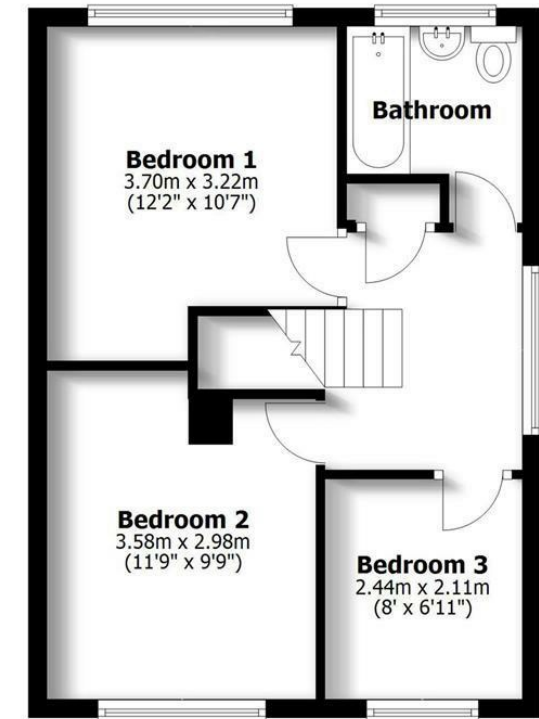


**12 Strathmore Crescent**  
Wombourne

HOUSE: 80.9sq.m. 871sq.ft.  
 GARAGE: 20.4sq.m. 219sq.ft.  
**TOTAL: 101.3sq.m. 1090sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



**Ground Floor**



**First Floor**

