



98 Van Diemens Road, Wombourne, Wolverhampton, WV5 0DG

BERRIMAN  
EATON



# 98 Van Diemens Road, Wombourne, Wolverhampton, WV5 0DG

This is a large family home occupying a generous corner position with gardens to the front, side and rear, a detached garage and a driveway suitable for parking several vehicles off road. The internal accommodation briefly comprises porch, entrance hall, lounge, dining kitchen and conservatory to the ground floor. To the first floor there are two double bedrooms and a family bathroom. To the second floor there is a further double bedroom with en-suite shower room. The property benefits from central heating, double glazing and no upward chain.

EPC : D  
WOMBOURNE OFFICE

## LOCATION

This property is situated on the corner of Calvin Close and Van Diemens Road and is conveniently located for shopping facilities on Common Road with transport links also available to Wolverhampton, Dudley and Stourbridge. Wombourne village centre is approximately one mile away with shops, leisure centre, library, doctors surgeries and dentists. Blakeley Heath Primary School is within walking distance whilst Westfield; St Bernadette's and Wombourne High School are also close by.

## DESCRIPTION

This is a large family home occupying a generous corner position with gardens to the front, side and rear, a detached garage and a driveway suitable for parking several vehicles off road. The internal accommodation briefly comprises porch, entrance hall, lounge, dining kitchen and conservatory to the ground floor. To the first floor there are two double bedrooms and a family bathroom. To the second floor there is a further double bedroom with en-suite shower room. The property benefits from central heating, double glazing and no upward chain.

## ACCOMMODATION

The PORCH is accessed through a UPVC double glazed door and through a further double glazed leaded door into the ENTRANCE HALL. There is a staircase rising to the first floor landing, radiator and door into the LOUNGE. This has a double glazed window to the front and side elevations, electric fire and radiator. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset one and a half sink and drainer with mixer tap. There is space for an oven with fitted extractor, integrated fridge, freezer and dishwasher and a large understairs storage cupboard with plumbing and space for a washing machine. There is a double glazed leaded window to the side and rear elevation and a door into the CONSERVATORY. This is brick and double glazed construction with a glass roof, French doors onto the rear garden and a storage cupboard which houses the wall mounted central heating boiler.

The staircase rises to the FIRST FLOOR LANDING and gives access to : DOUBLE BEDROOM 1 which has a double glazed leaded window to the side elevation, radiator and storage cupboard. DOUBLE BEDROOM 2 which has a double glazed leaded window to the front elevation, wardrobe, radiator and understairs storage cupboard. The BATHROOM benefits from a white suite which comprises bath with shower and screen, vanity wash hand basin and mixer tap, low level WC, heated ladder towel rail, double glazed opaque window to the rear elevation and tiling to the walls and floor.

## OUTSIDE

There is a lawned area with planted borders to the front and side elevations which are enclosed by a fence. There is a side gate and a path which leads to the porch. The DRIVEWAY is situated on the Van Diemens side of the house, is block paved, and can accommodate several vehicles and gives access to the GARAGE. This is detached and concrete construction with an elevated door and a wooden door which gives access to the REAR GARDEN. This has a patio and decking area, with a lawn and fenced boundary.

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 / 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

### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

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

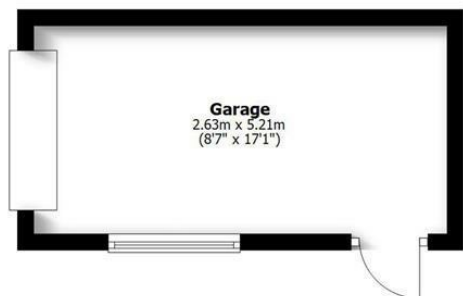
Offers In The Region Of  
£295,000

EPC: D

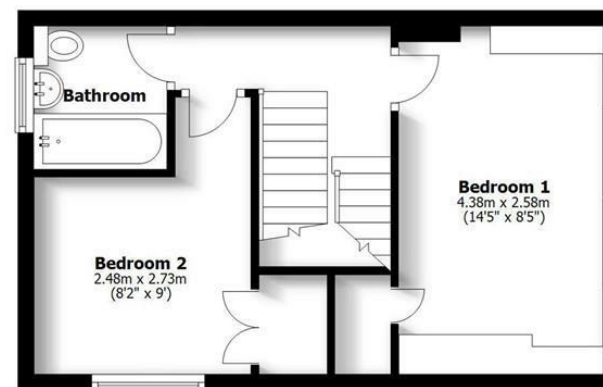
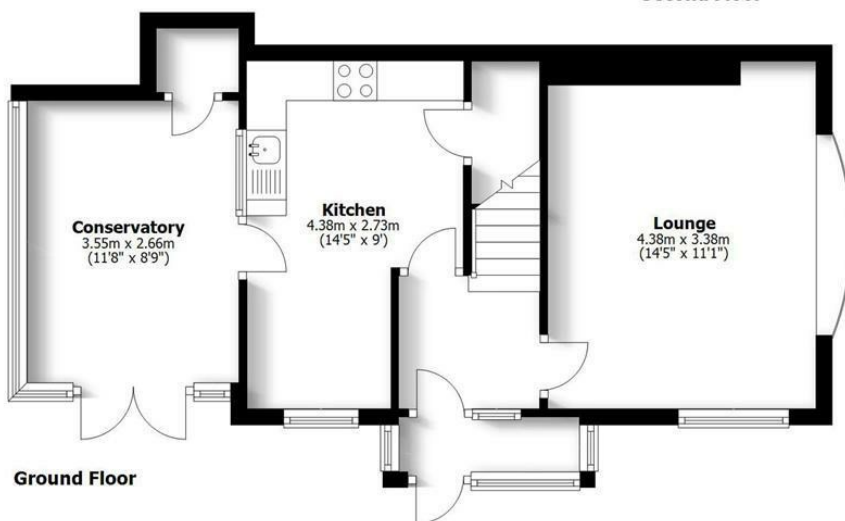
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



## 98 Van Diemens Road Wombourne



Second Floor



First Floor

HOUSE: 95.5sq.m. 1028sq.ft.  
GARAGE: 13.7sq.m. 147sq.ft.  
**TOTAL: 109.2sq.m. 1175sq.ft.**

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



