



5 Nursery Drive, Wombourne, Wolverhampton, WV5 0BY

BERRIMAN
EATON

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This is an immaculately presented semi-detached family which has been well maintained and extended by the current owners during their tenure. There is a off road parking to the front of the property, which is situated at the head of the cul de sac and a low maintenance landscaped rear garden. The internal accommodation briefly comprises porch, entrance hall, downstairs cloakroom/WC, sitting room/playroom, lounge, conservatory and an extended kitchen and dining room. The garage has been converted and offers utility space. To the first floor there are three generous bedrooms and a family bathroom. The property benefits from central heating, double glazing and electric car charging point.

EPC : TO FOLLOW
WOMBOURNE OFFICE

LOCATION

Nursery Drive is situated on the Van Diemens Estate, which gives pedestrian access to the Bridgnorth Road, thus enabling excellent access to transport links, bus routes as well as within walking distance of Sainsburys and Lidl Supermarkets. The closest shops of convenience are at Blakeley with the facilities and amenities of the Village being only a short distance away. Blakeley Heath is the closest Primary School.

DESCRIPTION

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ACCOMMODATION

The PORCH is accessed through a composite door with double glazed panels and double glazed leaded windows to the side elevations, The ENTRANCE HALL has a staircase rising to the first floor landing with wooden balustrades and storage cupboard beneath, there is a radiator and a double glazed opaque window to the front elevation. The CLOAKROOM has a low level W/C, wash hand basin and mixer tap, double glazed opaque window to the side elevation, tiled floor and part tiling to the walls. The SITTING ROOM/PLAYROOM has a double glazed window to the front elevation and radiator. The LOUNGE has a raised and recessed gas fire, panelled walls, radiator and double glazed French doors onto the CONSERVATORY. This is UPVC double glazed construction with a polycarbonate roof and French doors onto the rear garden. The KITCHEN AREA is fitted with a range of wall and base units with complementary work surfaces with inset one and a half sink and drainer with mixer tap. There are integrated appliances including double oven, Induction hob, dishwasher and fridge freezer. There is a double glazed window to the rear elevation, radiator and a breakfast bar into the DINING AREA. This has a vaulted ceiling with double glazed Velux skylights, spotlights, double glazed window to the side elevation and double glazed French doors onto the rear garden. There is access to the UTILITY which has a UPVC door to the front access, plumbing and space for washing machine and tumble dryer and a double glazed Velux skylight.

The staircase riser to the FIRST FLOOR LANDING which has access to the BATHROOM which is fitted with a white suite which comprises bath, shower cubicle, low level WC, pedestal wash hand basin with mixer tap, heated ladder towel rail, double glazed opaque window to the front elevation, spotlights and part tiling to the walls. DOUBLE BEDROOM 1 has a double glazed window to the front elevation and radiator. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation and radiator. BEDROOM 3 has two double glazed windows to the side elevation and radiator.

OUTSIDE

To the front of the property there is a concrete imprint DRIVEWAY suitable for parking several vehicles off road and which has a gravelled foregarden with planting border. There is also an electric car charging point. The REAR GARDEN has a full width patio area, astro turf lawn and raised planted borders with an enclosed fence and hardstanding for a shed.

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

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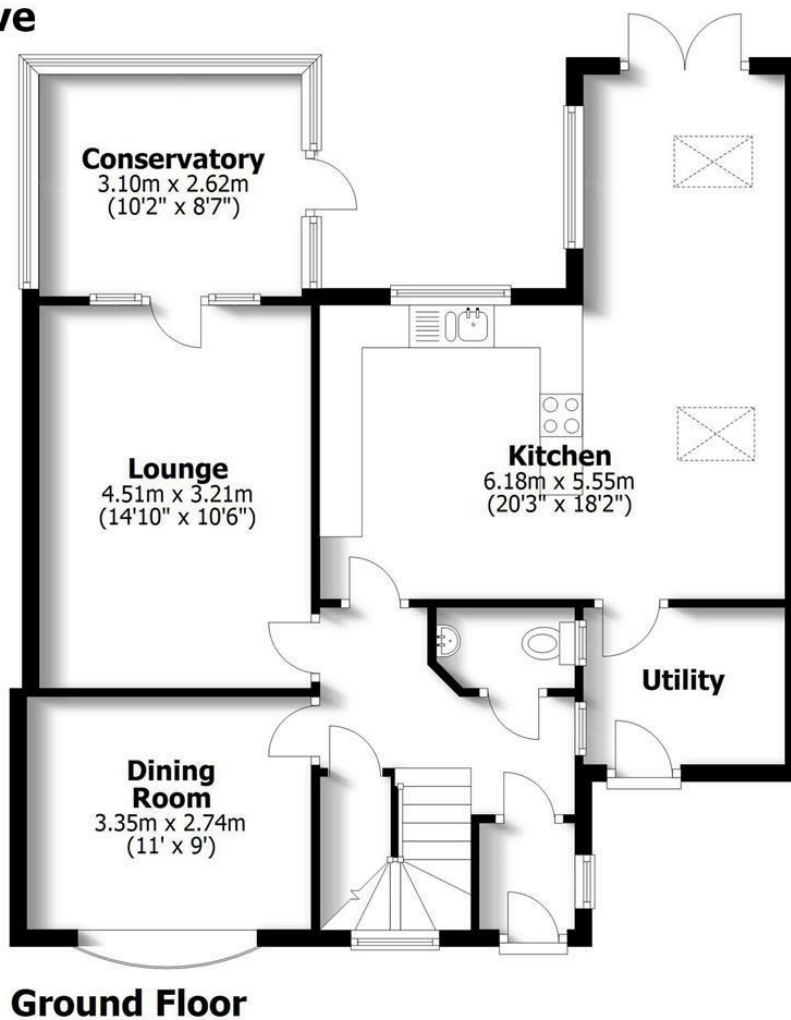
Offers In The Region Of
£325,000

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.



5 Nursery Drive Wombourne



TOTAL: 114.3sq.m. 1230sq.ft.

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

