12A Blakeley Heath Drive, Wombourne, Wolverhampton, WV5 0HW

BERRIMAN
EATON

12A Blakeley Heath Drive, Wombourne, Wolverhampton, WV5 0HW

This is a very well presented semi-detached bungalow which has the benefit of ample off road parking, garage and a large enclosed rear garden with access onto Common Road. The internal accommodation briefly comprises entrance hall, lounge, kitchen, shower room and two good sized bedrooms. The property benefits from central heating, double glazing and no upward chain.

EPC : D
WOMBOURNE OFFICE

LOCATION

Blakeley Heath Drive is a small cul-de-sac situated a short distance from Common Road giving easy access to Wombourne Village Centre which provides a wide range of local amenities including shops, doctors and dentists surgeries, and a library. Public transport services are available nearby which provide regular links to Wolverhampton City Centre, Dudley and Stourbridge. There is a convenient pedestrian access to the rear of Blakeley Heath Primary School within walking distance, with Wombourne High School being close by as well.

DESCRIPTION

This is a very well presented semi-detached bungalow which has the benefit of ample off road parking, garage and a large enclosed rear garden with access onto Common Road. The internal accommodation briefly comprises entrance hall, lounge, kitchen, shower room and two good sized bedrooms. The property benefits from central heating, double glazing and no upward chain.

ACCOMMODATION

The ENTRANCE HALL is accessed through a UPVC double glazed door with opaque leaded insert and a double glazed opaque side panel. There is loft access, radiator and a door into the LOUNGE, which has wiring for wall lights, radiator, double glazed sliding patio doors into the rear garden and a door into the KITCHEN, this is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit with mixer tap, space for an oven, double glazed window to the rear elevation and UPVC double glazed door to the side passage. The SHOWER ROOM has a walk in shower cubicle, low level WC, pedestal wash hand basin, radiator and an airing cupboard which houses the wall mounted central heating boiler. DOUBLE BEDROOM 1 has double glazed window to the front elevation and radiator. BEDROOM 2 has a double glazed window to the front elevation and radiator.

OUTSIDE

To the front of the property there is a gravelled foregarden with a block paved DRIVEWAY suitable for parking several vehicles off road, metal double opening gates which gives secured parking and access to the GARAGE which has metal double opening doors. There is a side gate giving access to the REAR GARDEN which has a large patio, greenhouse, lawn and planted borders with a fence to the boundary and a gate which gives pedestrian access onto Common Road for easy access to the bus stop and convenience stores.

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

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

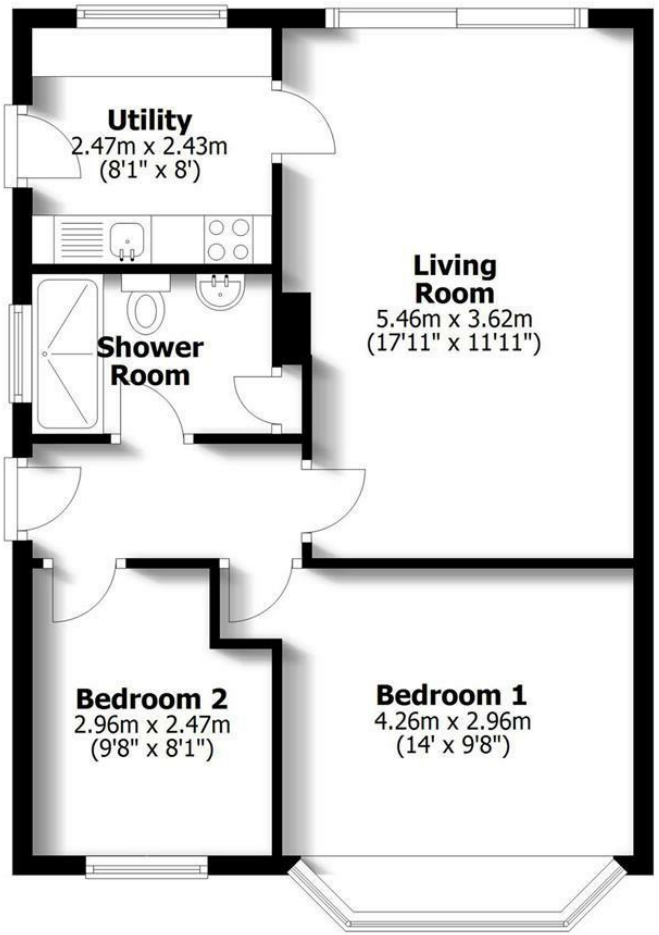
Offers In The Region Of
£265,000

EPC: D

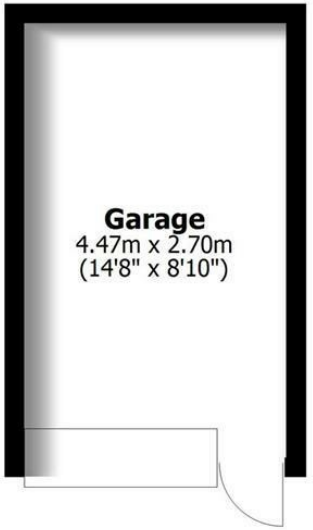
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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

12A Blakeley Heath Drive

Wombourne



Ground Floor



HOUSE:	53.3sq.m.	574sq.ft.
GARAGE:	12.1sq.m.	130sq.ft.
TOTAL:	**65.4sq.m.**	**704sq.ft.**

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