



11 Quendale, Wombourne, Wolverhampton, WV5 8JZ

BERRIMAN
EATON

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LOCATION

Situated on the popular Poolhouse development, there is a local supermarket nearby and further facilities are available within Wombourne village along with public transport to Wolverhampton and nearby towns. For anyone enjoying outdoor pursuits there are local walks along the canal system, railway walk and the Wombrook walk.

DESCRIPTION

This is a two bedroom semi-detached property situated within a favoured residential development. The internal accommodation briefly comprises living room and breakfast kitchen to the ground floor. To the first floor there are two bedrooms and a family bathroom with white suite. An ideal starter home the property benefits from double glazing, carport, gardens and driveway suitable for parking several vehicles off road.

ACCOMMODATION

The side ENTRANCE HALLWAY is accessed via a composite door with opaque panel. The staircase rises to the first floor landing and there is a door into the LIVING ROOM which has a marble feature fireplace with inset coal effect gas fire and marble hearth, recessed understairs area with storage cupboard with louvre doors and double glazed window to the front elevation. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces and inset single drainer stainless steel sink unit with mixer tap and tiled splashbacks. Space for slot-in cooker with pull out extractor above, space for an under-counter fridge and freezer and space and plumbing for a washing machine. There is a wall mounted storage heater, strip lighting, double glazed window to the rear elevation and a double glazed door to the side.

The staircase rises to the first floor LANDING with a double glazed opaque window to the side elevation, wall mounted gas convector heater and loft access. The BATHROOM is fitted with a white suite and comprises panelled bath with electric shower over, pedestal wash hand basin and low level W.C. Tiled walls and a double glazed opaque window to the rear elevation. BEDROOM ONE has a range of fitted wardrobes with overhead storage and additional built-in wardrobes with sliding mirrored doors housing the hot water cylinder. There is a double glazed window to the front elevation. BEDROOM TWO has a double glazed window to the rear elevation.

OUTSIDE

There is a concrete driveway with gravelled inset providing off road parking and flanked by a lawned foregarden. Double metal gates lead into a covered car port. There is hard standing for shed. The rear garden has a full width paved patio area with a pathway through the lawn edged with planted borders and fencing to the boundary.

TENURE FREEHOLD

SERVICES We are informed by the Vendors that all main services are installed.

COUNCIL TAX BAND B – South Staffordshire DC

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Wombourne office.

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 medium 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

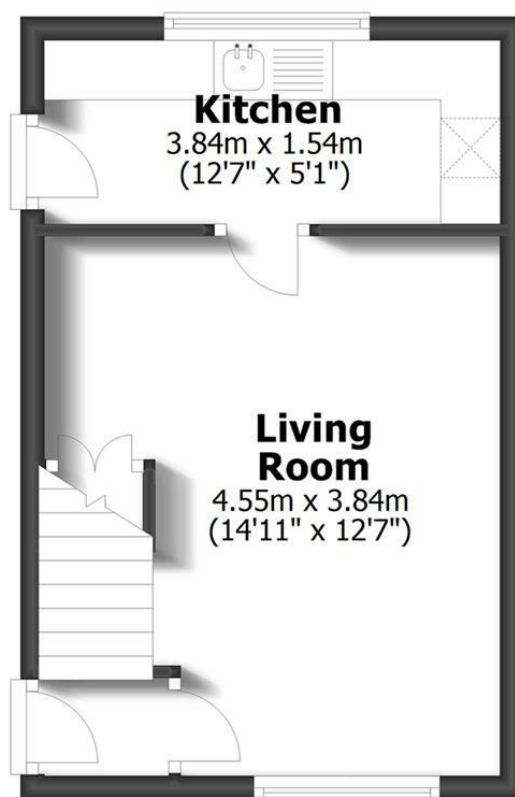
Offers Around
£225,000

EPC: E

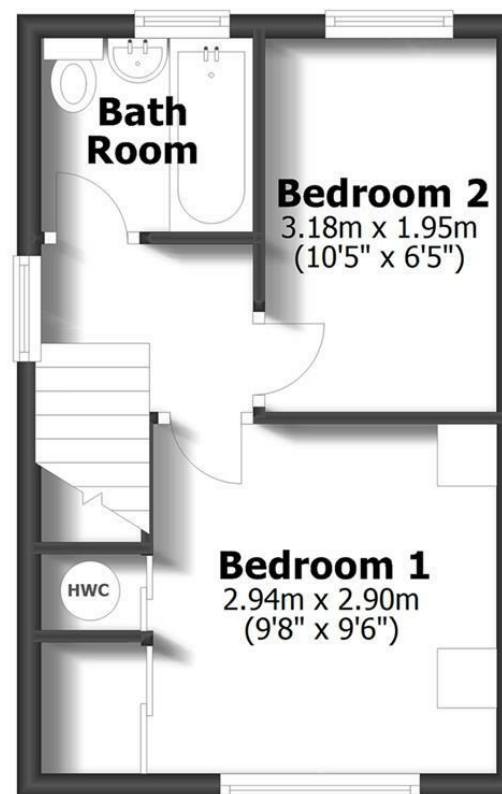
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



11 Quendale Wombourne



Ground Floor



First Floor

TOTAL: 47.6sq.m. 512sq.ft.

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

