



15 Waterdale, Wombourne, Wolverhampton, WV5 0DH

BERRIMAN
EATON

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This is a very well presented detached family home benefitting from off road parking, further parking within a carport and a landscaped rear garden. The internal accommodation briefly comprises entrance hall, lounge, dining room, fitted kitchen, bar and entertainment area and downstairs cloakroom to the ground floor. To the first floor there are four good sized bedrooms and a modern family bathroom. The property benefits from central heating and double glazing.

EPC : D
WOMBOURNE OFFICE

LOCATION

Waterdale is situated on the outskirts of Wombourne and the property is well located for bus services which run into the village centre. There are two supermarkets within walking distance and local playing fields. Within Wombourne there is a wide array of amenities and facilities which include shops, doctors, dentists, library, leisure centre and bus services giving access to towns further afield. Furthermore, the area is well served by reputable schooling for all age groups. The property is also within walking distance of the canal which is very popular for nature enthusiasts and walkers alike, with the Waggon & Horses pub close by.

DESCRIPTION

This is a very well presented detached family home benefitting from off road parking, further parking within a carport and a landscaped rear garden. The internal accommodation briefly comprises entrance hall, lounge, dining room, fitted kitchen, bar and entertainment area and downstairs cloakroom to the ground floor. To the first floor there are four good sized bedrooms and a modern family bathroom. The property benefits from central heating and double glazing.

ACCOMMODATION

The ENTRANCE HALL has a UPVC double glazed door with leaded inserts, double glazed opaque side panels, storage cupboard and radiator. The LOUNGE has a double glazed leaded window to the front elevation, coal effect gas fire with surround, dado rail, and radiator. The DINING ROOM has double glazed french doors onto the rear garden, double glazed window to the rear elevation, electric fire and surround, spotlights, radiator and door to the REAR LOBBY. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces with inset one and a half sink and drainer and mixer tap, double glazed window to the rear elevation and double glazed opaque window to the side elevation. There are a range of integrated appliances including fridge, freezer and dishwasher. There is space for a Range style oven with fitted extractor above and space for a washing machine. There are spotlights and tiling to the floor and part tiling to the walls. There is a door into the ENTERTAINMENT ROOM which has a fitted bar with optics and space for several wine coolers, there are sliding patio doors onto the rear garden, part panelled walls, electric fire and surround, radiator, double glazed window to the side elevation and a large storage cupboard. There is a GUEST CLOAKROOM which has a low level WC, wash hand basin and mixer tap, heated ladder towel rail and double glazed opaque window to the side elevation.

From the rear lobby there is a double glazed window to the side elevation, radiator and staircase rising to the FIRST FLOOR LANDING, which has a double glazed window to the side elevation and an airing cupboard which houses the wall mounted central heating boiler. The BATHROOM is fitted with a white suite which comprises P shaped bath with glazed screen and multi headed shower, low level WC and a vanity wash hand basin with mixer tap, double glazed opaque window, spotlights and a headed ladder towel rail. DOUBE BEDROOM 1 has a double glazed leaded window to the front elevation, radiator and fitted storage cupboard above the stairs recess. DOUBLE BEDROOM 2 has a double glazed leaded window to the front elevation and a range of fitted bedroom furniture including wardrobes, drawers, bedside tables and overhead storage and radiator. DOUBLE BEDROOM 3 has a double glazed window to the rear elevation, storage cupboard and radiator. BEDROOM 4 has a double glazed leaded window to the front elevation and radiator.

OUTSIDE

To the front of the property there is a lawned area with gravelled planting area, off road parking and a covered CARPORT with lighting and giving access to the house. There is side gated access into the REAR GARDEN which has a paved patio area, lawn, raised planted and gravelled borders, decking with outdoor covered seating area and fencing to the boundary.

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

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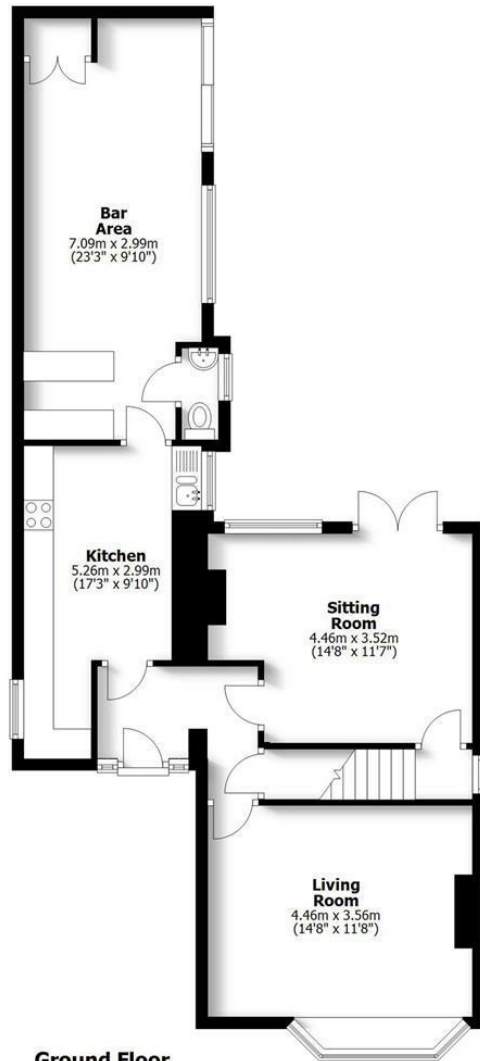
Offers In The Region Of
£410,000

EPC: D

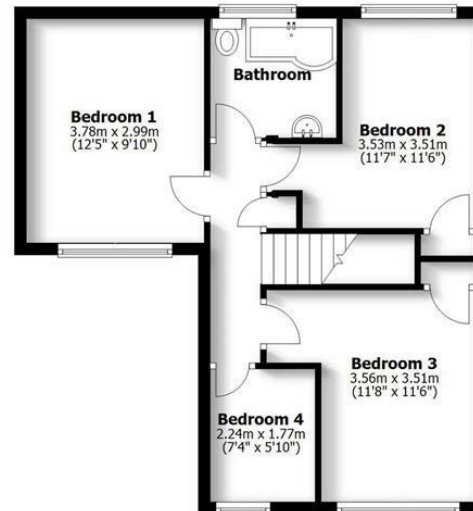
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



**15 Waterdale
Wombourne**



Ground Floor



First Floor

TOTAL: 122.8sq.m. 1322sq.ft.

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

