



5 Gravel Hill, Wombourne, Wolverhampton, WV5 9HA

BERRIMAN  
EATON

# 5 Gravel Hill, Wombourne, Wolverhampton, WV5 9HA

A charming ground floor home with welcoming entrance hall, elegant lounge with open fireplace, bright sun room, well appointed kitchen/dining room, stylish bathroom with underfloor heating, double bedroom and a converted cellar offering additional space. A private courtyard garden completes this delightful section of the property.

EPC : C  
WOMBOURNE OFFICE

## LOCATION

Wombourne is renowned for its village charm, excellent local facilities, scenic walks, along the Wombrook and strong community fee. With supermarkets, cafe's, independent shops and regular bus routes close by, its a highly desirable place to call home.

## DESCRIPTION

A charming ground floor home with welcoming entrance hall, elegant lounge with open fireplace, bright sun room, well-appointed kitchen/dining room, stylish bathroom with underfloor heating, double bedroom and a converted cellar offering additional space. A private courtyard garden completes this delightful section of the property.

## ACCOMMODATION

Number 5 has a bespoke wooden door which gives access into the ENTRANCE HALL and has a tiled floor, storage cupboard, radiator, part panelled walls and a door into the LOUNGE. This has an open fireplace, double glazed sash windows with fitted shutters, radiator and French door with side windows opening into the SUNROOM. This has a polycarbonate roof, double glazed door to the rear garden with double glazed windows, tiled floor and a door into the KITCHEN/DINING ROOM which has a range of wall and base units with complementary work surfaces, inset double drainer and sink with mixer tap, wall mounted central heating boiler, spaces for appliances including washing machine, dishwasher, oven and hob. There is a tiled floor, double glazed window to the rear elevation, spotlights and door into the BATHROOM. This is fitted with a white suite which comprises bath with mixer tap, freestanding shower cubicle, pedestal wash hand basin with mixer tap, spotlights, radiator, double glazed opaque window to the rear elevation, heated ladder towel rail and underfloor heating. From the kitchen there is a staircase which descends to the CELLAR which has been converted into a usable room and has a double glazed window to the front elevation and radiator. The DOUBLE BEDROOM with double glazed sash windows with fitted shutters to the front elevation, fireplace and radiator.

## OUTSIDE

There are double gates which gives access to a communal area and which leads to a gravelled area and courtyard garden

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND A (5 & 5B) – South Staffordshire  
POSSESSION Vacant possession will be given on completion.  
VIEWING - Please contact the WOMBOURNE Office.  
The property is SHARE OF 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

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### Lettings Office

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### Bridgnorth Office

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### Wombourne Office

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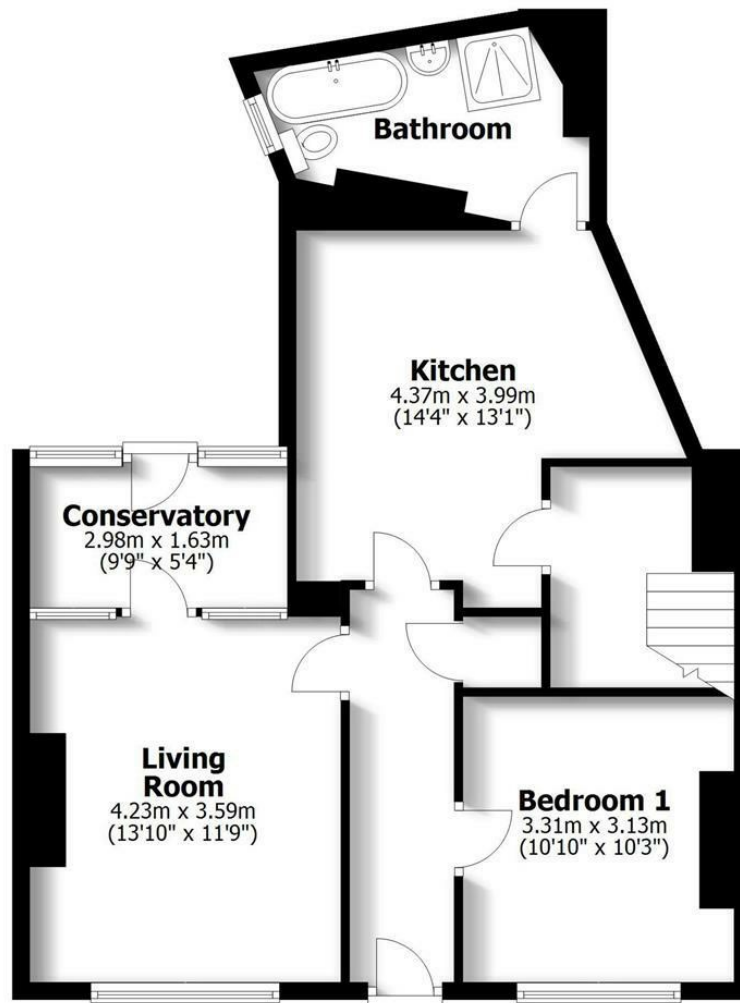
Offers In The Region Of  
£235,000

EPC: C

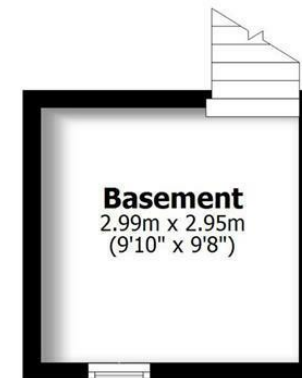
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



## 5 Gravel Hill Wombourne



**Ground Floor**



**Basement**

**TOTAL: 76.0sq.m. 818sq.ft.**

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

