

7a Ounsdale Road, Wombourne, Wolverhampton, WV5 9JE

BERRIMAN EATON

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This is a modern semi-detached family home which benefits from off road parking and a pleasant rear garden. The internal accommodation briefly comprises lounge, fitted kitchen and downstairs cloakroom to the ground floor. To the first floor there are two double bedrooms and a family bathroom. The property benefits from central heating and double glazing. No upward chain.

EPC : TO FOLLOW
WOMBOURNE OFFICE

LOCATION

Ounsdale Road is an established and convenient address within easy walking distance of the wide range of facilities and amenities available in the South Staffordshire village of Wombourne. There are regular bus services to Wolverhampton, Stourbridge and Dudley. The area is well served by schooling in both sectors with both Westfield Primary and Wombourne High School being within walking distance as well as St Benedicts being close by.

DESCRIPTION

This is a modern semi-detached family home which benefits from off road parking and a pleasant rear garden. The internal accommodation briefly comprises lounge, fitted kitchen and downstairs cloakroom to the ground floor. To the first floor there are two double bedrooms and a family bathroom. The property benefits from central heating and double glazing. No upward chain.

ACCOMMODATION

A composite entrance door with opaque inserts gives access straight into the LOUNGE which has a staircase which rises to the first floor landing with wooden balustrades and storage cupboard beneath, wooden floor, radiator and door into the KITCHEN. This 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 is an integrated oven with gas hob and fitted extractor, fridge, freezer and dishwasher. There is a space and plumbing for a washing machine. There is a double glazed window to the rear elevation, radiator and Karndean flooring. The CLOAKROOM has a low level WC, pedestal wash hand basin with mixer tap with tiled splashback, radiator and double glazed opaque windows to the rear and side.

The staircase rises to the FIRST FLOOR LANDING which has loft access and a wall mounted central heating boiler. DOUBLE BEDROOM 1 has a double glazed window to the rear elevation, radiator and fitted wardrobes. The BATHROOM is fitted with a white suite which comprises of a bath with shower over and screen, pedestal wash hand basin and low level WC, heated ladder towel rail, double glazed opaque window to the side elevation, tiling to the walls and flooring. DOUBLE BEDROOM 2 has a double glazed window to the front elevation, radiator and fitted wardrobe.

OUTSIDE

To the front of the property there is a block paved DRIVEWAY affording off road parking for several vehicles. There is side access into the REAR GARDEN with a full width paved patio area and steps leading down to a lawn a fenced boundary.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND B – 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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Bridgnorth Office
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Lettings Office
01902 749974
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Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers In The Region Of
£250,000

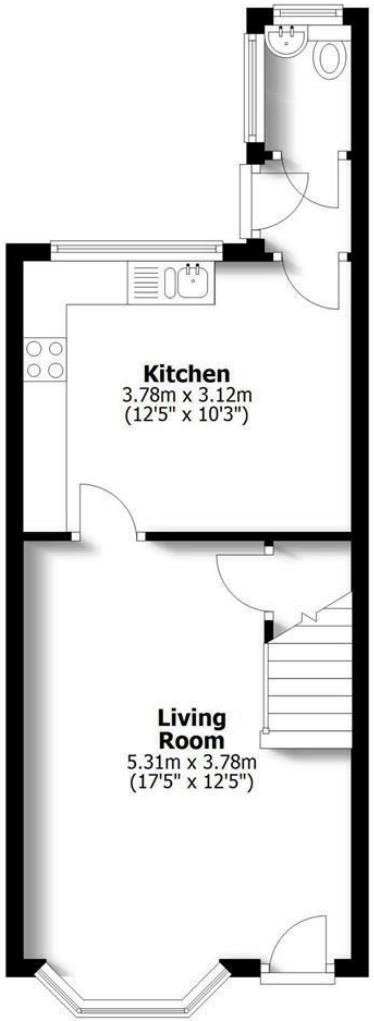
EPC: C

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.

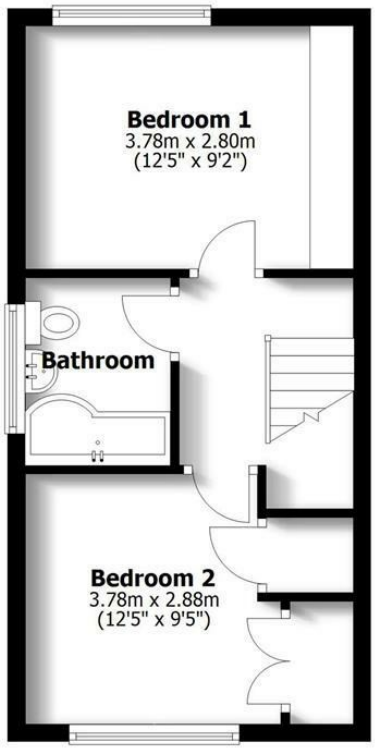





7A Ounsdale Road
Wombourne



Ground Floor



First Floor

TOTAL: 63.7sq.m. 686sq.ft.

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







