1 Connaught Drive, Wombourne, Wolverhampton, WV5 9AT

BERRIMAN
EATON

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This is a well appointed detached bungalow occupying a sizeable corner position at the start of the cul de sac with a good sized driveway, garage and gardens to the front, side and rear. The internal accommodation briefly comprises entrance hall, lounge with dining area, kitchen, garden room, two double bedrooms and a family bathroom. The property benefits from central heating, double glazing and no upward chain.

EPC : D
WOMBOURNE OFFIC

LOCATION

Connaught Drive is a quiet cul-de-sac in an elevated position at the top of Strathmore Crescent which is situated off Orton Lane within a highly sought after location on the fringe of Wombourne Village yet having easy access to the amenities afforded by the village itself including shops, library, eateries, leisure centre and doctors and dentists surgeries. The area is well served by schooling for all age groups and public transport to Wolverhampton, Stourbridge and the Merry Hill Centre. Furthermore, it is within easy walking distance of the Bratch Locks and Kingswinford Railway Walk.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL has a composite door and a radiator. The LOUNGE has double glazed sliding patio doors onto the rear garden, wiring for wall lights, gas fire with surround and radiator. The DINING AREA has a double glazed window and radiator. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset one and a half sink and drainer with mixer tap, integrated double oven with ceramic hob and extractor, plumbing for a dishwasher and fridge. There is a double glazed leaded window to the front elevation, radiator and door into the LOBBY which has access through a double glazed door at the front and door into the GARAGE which has an elevating door. The GARDEN ROOM has double glazed windows to the rear and side elevations, double glazed door into the garden, worksurface with inset one and a half sink and drainer with mixer tap, plumbing and space for a washing machine beneath, radiator and a storage cupboard which houses the wall mounted central heating boiler.

DOUBLE BEDROOM 1 has a double glazed leaded window to the front elevation, radiator and fitted wardrobes. DOUBLE BEDROOM 2 has double glazed window to the rear elevation, radiator and fitted wardrobes. The BATHROOM is fitted with a white suite which comprises a shower cubicle, bath, low level WC, pedestal wash hand basin, double glazed opaque window, radiator and tiled floor.

OUTSIDE

To the front of the property there is a block paved DRIVEWAY affording off road parking for several vehicles and providing access to the bungalow and garage. There is a shaped wrap around foregarden behind a low dwarf wall with well stocked planted borders and a gate into the REAR GARDEN which has a full width patio, lawn 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 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
£385,000

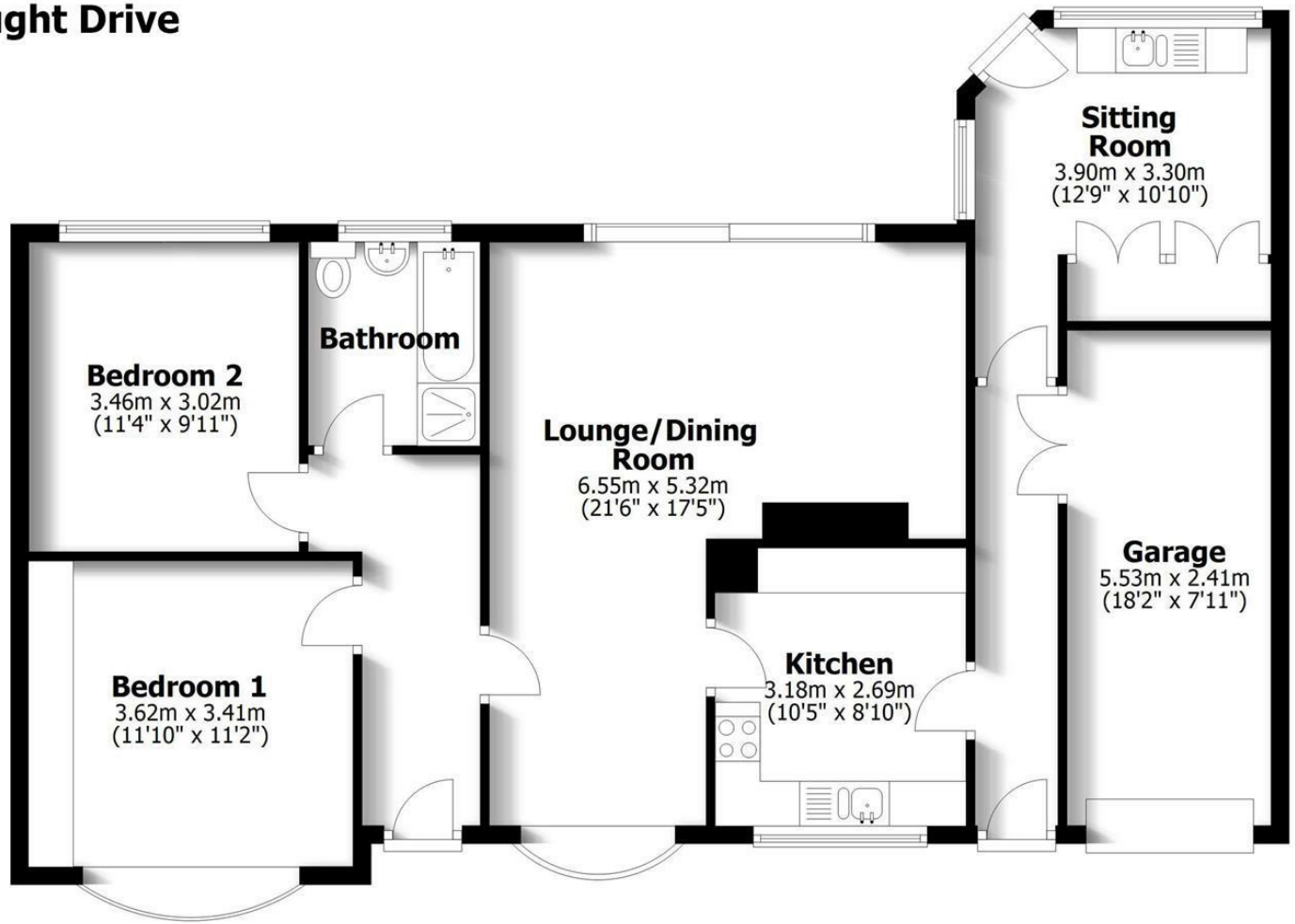
EPC: D

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.

1 Connaught Drive
Wombourne

HOUSE:	86.7sq.m.	933sq.ft.
GARAGE:	13.3sq.m.	144sq.ft.
TOTAL:	**100sq.m.**	**1077sq.ft.**

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



Ground Floor