8 Quendale, Wombourne, Wolverhampton, WV5 8JZ

BERRIMAN
EATON

8 Quendale, Wombourne, Wolverhampton, WV5 8JZ

This is an immaculately presented detached family home which has been extended and improved upon by the current owners during their tenure. There is a generous driveway, garage and private rear garden. The internal accommodation briefly comprises entrance hall, lounge, extended breakfast kitchen, separate utility and downstairs cloakroom/wc to the ground floor. To the first floor there four bedrooms and a family bathroom. The property benefits from central heating and double glazing.

EPC : D
WOMBOURNE OFFICE

LOCATION

Situated on the popular Poolhouse development, there are two local supermarkets nearby and further facilities are available within Wombourne village along with public transport to Wolverhampton, Kingswinford, Stourbridge and Dudley. For anyone enjoying outdoor pursuits there are local walks along the canal system, railway walk and the Wombrook walk. There are several schools within walking distance including Wombourne High School, St Bernadette's Primary and Westfield Community Primary Schools.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL has a composite door, a staircase which rises to the first floor landing and door into the LOUNGE which has a double glazed window to the front elevation, radiator and door into the KITCHEN/BREAKFAST ROOM. This is fitted with a high quality range of wall and base units with complementary quartz work surfaces, central island which incorporates the breakfast bar and has a Belfast sink with a boiling water mixer tap. There is a vaulted ceiling with double glazed bi folding doors onto the rear garden and ceiling lantern. There is space for a Range style oven with fitted extractor, space for a wine cooler and fridge freezer but with an integrated dishwasher. The UTILITY has a double Belfast sink with mixer tap, wall mounted central heating boiler, plumbing and space for a washing machine and doble glazed door to the rear garden. There is a CLOAKROOM with low level WC, vanity

The staircase rises to the FIRST FLOOR LANDING which has loft access, fitted airing cupboard and double glazed window to the side elevation. DOUBLE BEDROOM 1 has two double glazed windows to the front elevation, fitted wardrobes and radiator. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation and radiator. BEDROOM 3 has a double glazed window to the rear elevation and radiator. BEDROOM 4 has a double glazed window to the front elevation and radiator. The BATHROOM is fitted with a white suite which comprises a roll edge bath with shower attachment, shower cubicle with multi headed shower, low level WC, vanity wash hand basin with mixer tap, double glazed opaque window and tiling to the floor and walls.

OUTSIDE

To the front of the property there is a resin DRIVEWAY affording off road parking for several vehicles and having access to the garage. The REAR GARDEN has a paved patio area, lawn, hardstanding for a timber pergola and fencing to the boundary.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – 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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Wombourne Office
01902 326366
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www.berrimaneaton.co.uk

Offers In The Region Of
£399,950

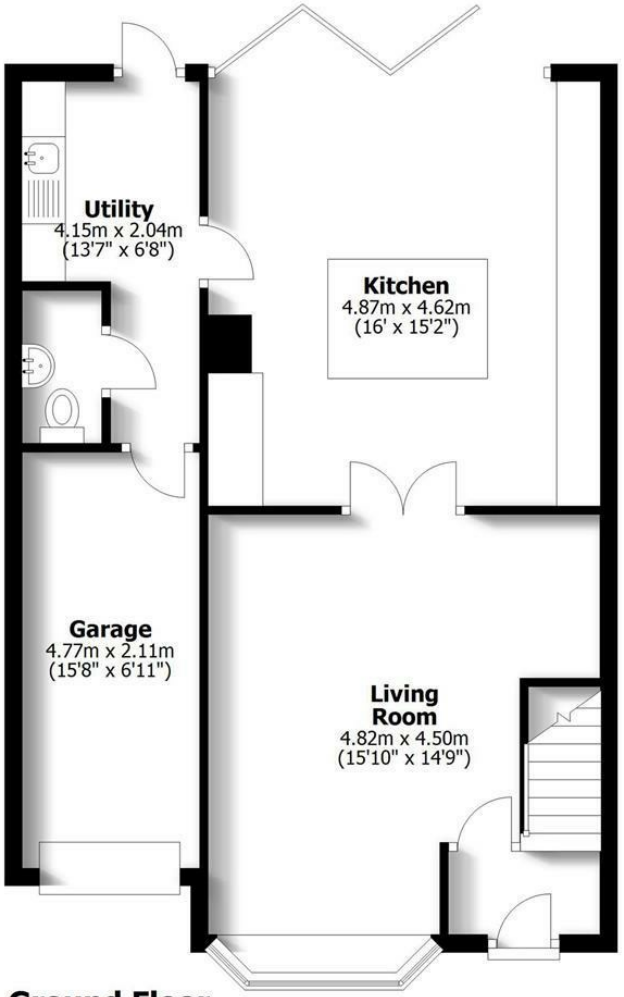
EPC: D

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.

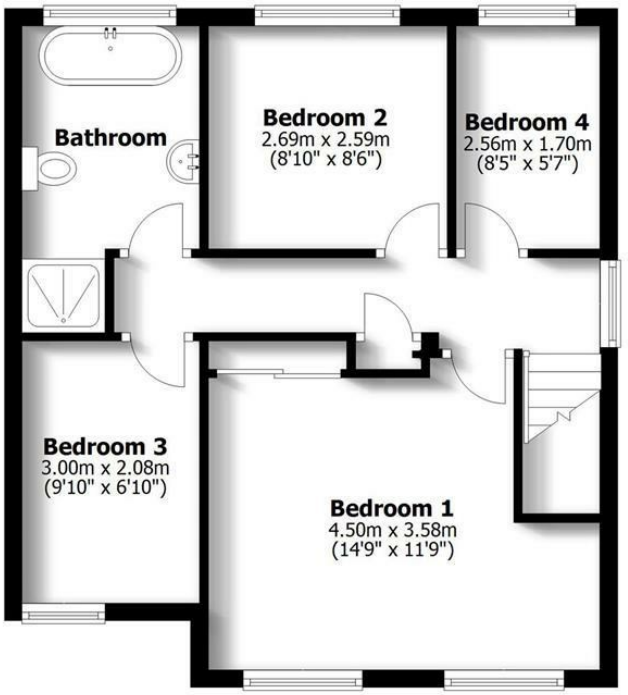
8 Quendale
Wombourne

HOUSE:	101.4sq.m.	1092sq.ft.
GARAGE:	10.1sq.m.	108sq.ft.
TOTAL:	**111.5sq.m.**	**1200sq.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



First Floor