4 The Hedges, Wombourne, Wolverhampton, South Staffordshire, WV5 8LD

BERRIMAN
EATON

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The Hedges has been extended and improved upon during the current owners tenure and boasts a large and spacious family home with generous driveway for off road parking and a private rear garden. The internal accommodation briefly comprises entrance hall, cloakroom/wc, lounge, dining room, dining kitchen and office to the ground floor. To the first floor there is a principal bedroom with dressing area and en-suite shower room, three further good sized bedrooms and a family bathroom. The property benefits from central heating and double glazing.

EPC : C
WOMBOURNE OFFICE

LOCATION

The Hedges is a quiet cul de sac which is located on the Poolhouse Farm Estate. With excellent access to the two local Supermarkets as well as being on a bus route to take advantage of the shops and facilities within Wombourne Village as well as surrounding areas. The property is close to both the picturesque Wombrook and the Staffordshire Canal so is perfect for dog walkers and nature enthusiasts.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL has a double glazed UPVC door with opaque inserts, radiator and staircase to the first floor landing. The CLOAKROOM has a low level WC, wash hand basin with mixer tap, spotlights and double glazed opaque window to the front elevation. The LOUNGE has a double glazed walk in bay window to the front elevation, wiring for the wall lights, radiator and door into the DINING ROOM. This has been extended and benefits from understairs storage cupboard, double glazed window to the rear elevation, double glazed sliding patio door to the rear garden, wiring for wall lights and door into the KITCHEN. This is also extended and has the benefit of a modern 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 Neff hob and wall mounted extractor. There are spaces for appliances including dishwasher, fridge/freezer and washing machine. There are two double glazed windows to the rear elevation, double glazed door to the garden, tiled floor, vertical radiator and spotlights. The garage was converted into a OFFICE and has a double glazed window to the front elevation, radiator and LOBBY which has a double glazed window to the side passage.

The staircase rises to the FIRST FLOOR LANDING which has a glass balustrade, double glazed window to the side elevation, loft access and airing cupboard over the stairs recess. The PRINCIPAL BEDROOM has two double glazed windows to the front elevation, fitted wardrobes, radiator and opens into the DRESSING AREA which has a further fitted range of wardrobes and drawers with a double glazed window to the front elevation, radiator and a door into the EN-SUITE SHOWER ROOM which been refitted and comprises of a modern walk in shower with multi heads, vanity wash hand basin with mixer tap which incorporates the low level WC, double glazed opaque window to the side elevation, spotlights and part tiling to the walls. DOUBLE BEDROOM 2 has double glazed window to the rear elevation and radiator. DOUBLE BEDROOM 3 has a double glazed window to the rear elevation and radiator. BEDROOM 4 has a double glazed window to the rear elevation and radiator. The BATHROOM is fitted with a white suite which comprises a curved shower cubicle with multi headed shower, bath with shower attachment, vanity wash hand basin which incorporates the low level WC, headed ladder towel rail, spotlights and tiling to the walls.

OUTSIDE

To the front of the property there is a block paved DRIVEWAY providing off road parking for several vehicles, lawn, well stocked planted borders and side access into the REAR GARDEN. This has a patio area, lawn, hard standing for a shed and a fenced 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

Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£485,000

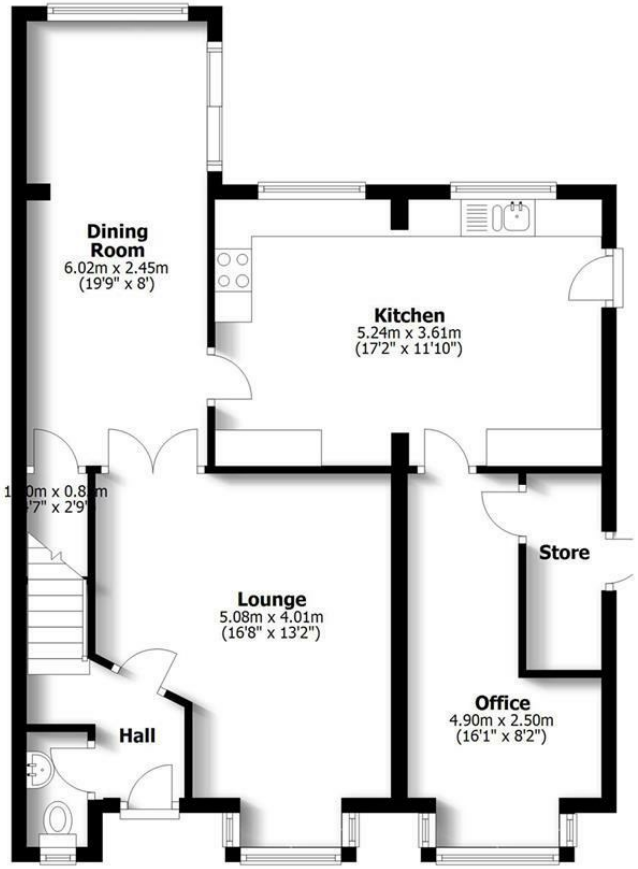
EPC: C

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.

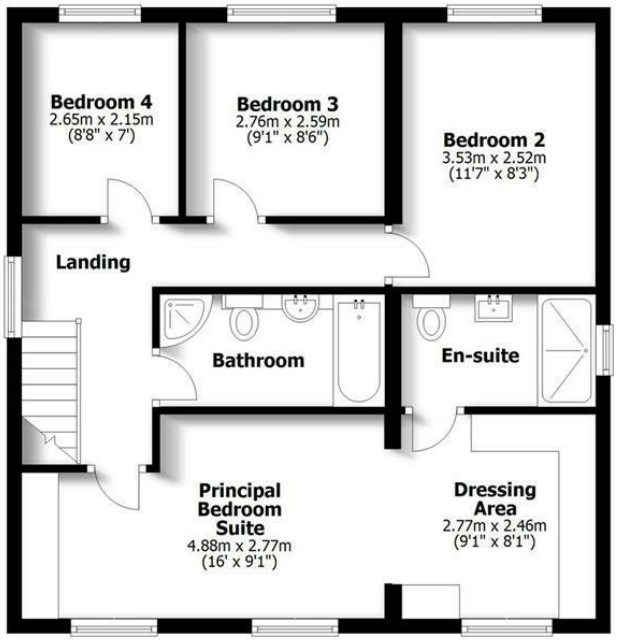
4 THE HEDGES
WOMBOURNE

TOTAL: 134.2sq.m. 1444sq.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