24 Brookside Close, Wombourne, Wolverhampton, WV5 8JU

BERRIMAN
EATON

24 Brookside Close, Wombourne, Wolverhampton, WV5 8JU

This is a well presented home which has been designed to give an open plan feel with a living, dining, kitchen area and a separate office/utility to the ground floor, and three bedrooms and bathroom to the first floor. There is ample off road parking for several vehicles and a private rear garden with outdoor bar and recreational space. The property benefits from central heating and double glazing.

EPC : C
WOMBOURNE OFFICE

LOCATION

Brookside Close is a small cul de sac situation just off Forge Valley Way, on the popular Poolhouse Farm Estate. It has fantastic access onto the beautiful Wombrook Walk which is a must for dog walkers and nature enthusiasts and leads nicely onto the Staffordshire and Worcester Canal and nearby Railway Walk. There are two Supermarkets situated close by as well as the shops and facilities in Wombourne Village. Wombourne High School is also within walking distance with Westfield Community Primary and St Bernadette's Catholic School also close by.

DESCRIPTION

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ACCOMMODATION

The composite door gives access into the FOYER with a double glazed window to the front elevation. There is a door into the OFFICE/UTILITY (formerly the garage) which has a double glazed window to the front elevation, plumbing for the washing machine and tumble dryer and radiator. The LOUNGE has a double glazed window to the front elevation, radiator, staircase rising to the first floor landing and opening into the KITCHEN. This is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit with mixer tap. There is a wall mounted central heating boiler, integrated appliances including oven, extractor, gas hob, fridge, freezer. There is an understairs storage cupboard, double glazed window to the rear elevation and double gazed door onto the rear garden.

The staircase rises to the FIRST FLOOR LANDING which has an airing cupboard and loft access. DOUBLE BEDROOM 1 has a double glazed window to the front elevation and radiator. DOUBLE BEDROOM 2 has a double glazed window to the front elevation and radiator. BEDROOM 3 has a double glazed window to the rear elevation and radiator. The BATHROOM is fitted with a white suite which comprises a bath with shower over and glazed screen, pedestal wash hand basin and mixer tap, low level WC, heated ladder towel rail, spotlights and tiling to the walls and flooring.

OUTSIDE

To the front of the property there is a tarmac DRIVEWAY which is suitable for parking several vehicles off road and side access. The REAR GARDEN has a paved patio, lawn, fencing to the boundary and rear raised decking with an OUTDOOR BAR/RECREATIONAL CABIN which has three double glazed windows, power and lighting and wiring for a wall mounted TV.

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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Lettings Office
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Wombourne Office
01902 326366
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www.berrimaneaton.co.uk

Offers In The Region Of
£250,000

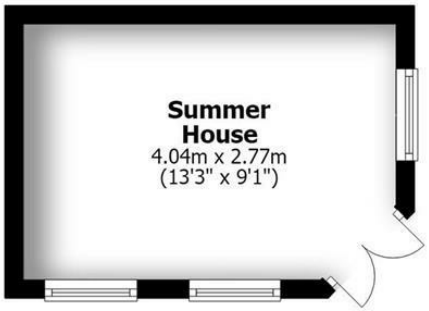
EPC: C

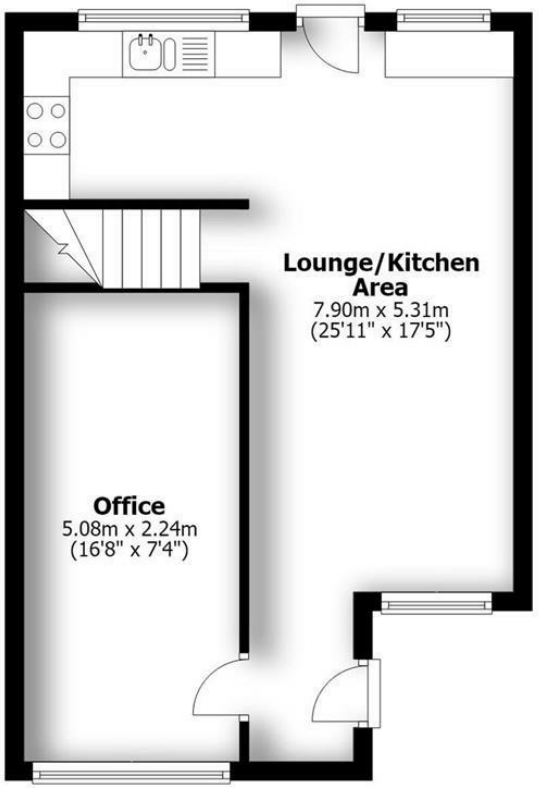
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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

24 Brookside Close
Wombourne

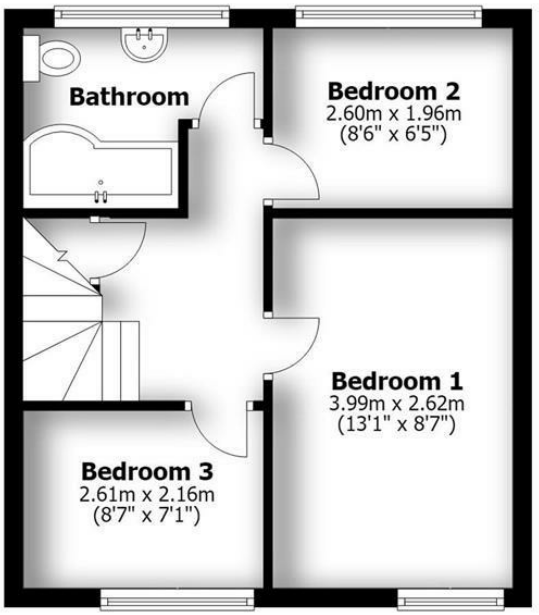
HOUSE:	71.1sq.m.	765sq.ft.
SUMMER HOUSE:	10.8sq.m.	117sq.ft.
TOTAL:	**81.9sq.m.**	**882sq.ft.**

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