7 Hellier Drive, Wombourne, Wolverhampton, Staffordshire, WV5 8AH

BERRIMAN
EATON

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Hellier Drive is a four/five bedroom executive detached family home occupying a corner position, which benefits from a double garage, off road parking and an enclosed rear garden. The internal accommodation briefly comprises an open plan kitchen, family dining room with utility off, living room and snug/office and a guest cloakroom to the ground floor and to the first floor master bedroom with an en-suite shower room, three further bedrooms and a house bathroom. The property benefits from gas central heating, EV charging point and double glazing.

EPC : C
WOMBOURNE OFFICE

LOCATION

Hellier Drive stands on the fringe of Wombourne village amidst a collection of detached homes built by well known builders David Payne. Local amenities include banks, eateries, award winning butchers, supermarket, dental surgeries, doctors surgeries and the village green boasts a cricket pitch, tennis courts and bowls green. The village is well served by primary schools and Wombourne High School with attached leisure centre. Local public transport gives access to nearby villages, towns and cities.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALLWAY has a composite front door with opaque inserts and side panels, staircase rising to first floor landing with oak balustrades, Karndean flooring, radiator and access to the downstairs cloakroom. The CLOAKROOM has low level W.C. incorporated in a vanity wash hand basin, radiator, tiled floor and extractor. The OFFICE/SNUG has a double glazed bay window to the front elevation and radiator. The LIVING ROOM has a stone fireplace with inset gas fire, double glazed bay window to the front elevation, wall light points, radiator and double doors into the KITCHEN/DINING/FAMILY AREA which has French doors onto the rear garden, double glazed walk-in bay window and double glazed window to the rear elevation, part tiled, part Karndean floor and two radiators. The KITCHEN is fitted with a range of wall and base units with complimentary butchers block worksurface. Inset 5 ring Stoves gas hob with fitted chimney extractor, inset 1½ bowl stainless steel sink unit with mixer tap, integrated double oven, integrated dishwasher and integrated fridge. Tiled splash back, spotlights and door into the laundry. The LAUNDRY is fitted with a complimentary range of wall and base units with inset single drainer stainless sink unit, double glazed door and side window to rear garden, fitted shelving, tiled floor, space and plumbing for washing machine, tumble dryer and fridge.

The staircase rises to the first floor LANDING with wooden balustrades, having loft access, airing cupboard with hot water cylinder. Double glazed window to front elevation and addition storage cupboard with shelving. The FAMILY BATHROOM is fitted with a white suite comprising bath with shower over and glazed side screen, low level W.C., wash hand basin, chrome heated ladder towel rail, double glazed opaque window to the side elevation, wall and floor tiling. The PRINCIPAL BEDROOM has a double glazed window to the rear elevation, radiator, fitted double wardrobes and additional storage with hanging rail. Access to the EN-SUITE having a walk-in shower cubicle, multi-headed shower, vanity wash hand basin, low level W.C., double glazed opaque window to side elevation, chrome heated ladder towel rail, part tiling to the walls, tiled floor and spotlights. BEDROOM 2 has two double glazed windows to the rear elevation, fitted wardrobes, fitted bedroom furniture including bedside tables, drawers and wardrobes with overhead storage and two radiators. BEDROOM 3 has a double glazed window to the front elevation, radiator and fitted wardrobe. BEDROOM 4 has a double glazed window to the front elevation, radiator and fitted wardrobe. (The property was originally a 5 bedroom house but has been converted into a 4 bedroom but could easily be returned to a 5).

OUTSIDE

The property occupies a corner position with a detached DOUBLE GARAGE with two elevating doors, off road parking for several vehicles, EV charging point, double glazed window to the rear and double glazed door to garden. To the front of the property there is a low hedge and a path leading to the front door with lawns and shaped borders. There is side gated access to the rear garden which has a full width paved patio, a side patio to the rear of the garage and a timber outdoor bar. There is a large lawn area, fencing to the boundary and planted borders.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND F – South Staffordshire DC
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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01902 747744
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01746 766499
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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
£650,000

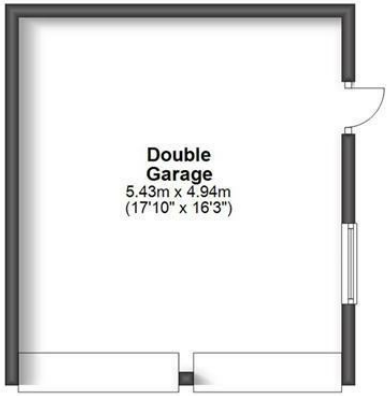
EPC: C

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.

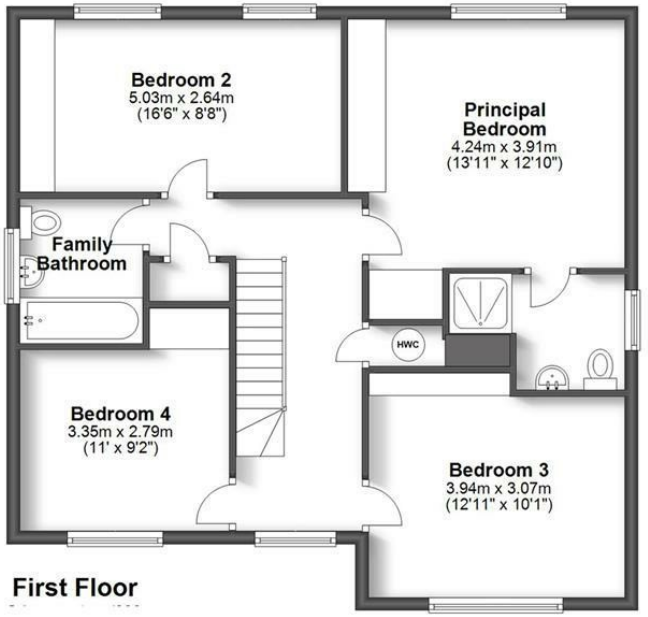
7 Hellier Drive
Wombourne

HOUSE:	154.3sq.m.	1661sq.ft.
GARAGE:	26.9sq.m.	289sq.ft.
TOTAL:	**181.2sq.m.**	**1950sq.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

NOBODY GETS OUT OF HERE SOBER!