



9 Hawkswell Avenue, Wombourne, Wolverhampton, WV5 0HL

BERRIMAN  
EATON

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This is a generously proportioned bungalow occupying a large corner plot with off road parking, garage and a beautiful rear garden. The internal accommodation briefly comprises entrance lobby, entrance hall, lounge, conservatory, breakfast room, fitted kitchen, two bedrooms, recently refitted shower room and utility. There is double glazing, central heating and no upward chain.

EPC : D  
WOMBOURNE OFFICE

### LOCATION

Hawkswell Avenue is a popular street situated between Common Road and The Broadway, which gives access to Whites Wood and Sytch Lane. There is excellent access to Blakeley Heath Primary School and Wombourne High School is also within convenient travelling distance. There are regular buses on Common Road which go into Wombourne Village and out to Wolverhampton and Stourbridge. There are excellent facilities within the Village as well as Sainsburys, and the imminent Lidl, which are close by. For the avid walker there are beautiful walks along the Canal, Railway Line and Plantation.

### DESCRIPTION

This is a generously proportioned bungalow occupying a large corner plot with off road parking, garage and a beautiful rear garden. The internal accommodation briefly comprises entrance lobby, entrance hall, lounge, conservatory, breakfast room, fitted kitchen, two bedrooms, recently refitted shower room and utility. There is double glazing, central heating and no upward chain.

### ACCOMMODATION

The ENTRANCE LOBBY (formerly the enclosed car port) can now be used as an additional reception room and has a double glazed leaded opaque door, double glazed leaded opaque window to the front elevation, tiled floor, wiring for wall lights, door into the utility and wooden door into the ENTRANCE HALL which has a radiator and an airing cupboard which houses the hot water cylinder. The LOUNGE has a gas fire with surround, radiator, wiring for the wall lights and double glazed sliding patio doors into the CONSERVATORY which is brick and double glazed construction with a polycarbonate roof, tiled floor and double glazed French doors onto the garden. The BREAKFAST ROOM has a double glazed window to the rear elevation, radiator and door into the KITCHEN. This is fitted with a range of wall and base units with complementary work surfaces, inset one and a half bowl and drainer with mixer tap. There are integrated appliances including double oven, microwave, gas hob and fitted extractor. There are spaces for dishwasher, washing machine, tumble dryer and fridge freezer. There is a double glazed window to the rear elevation, double glazed door to the garden and radiator.

The SHOWER ROOM was replaced in the last 12 months and now benefits from a walk in shower, vanity wash hand basin and mixer tap, low level WC, double glazed opaque window to the side elevation and tiling to the walls. DOUBLE BEDROOM 1 has a double glazed leaded window to the front elevation, fitted wardrobes and radiator. BEDROOM 2 has a double glazed leaded window to the front elevation, range of fitted bedroom furniture including wardrobes with overhead storage and radiator.

### OUTSIDE

To the front of the property there is a block paved DRIVEWAY with raised planted borders and a well established gravelled foregarden behind a low dwarf wall. The REAR GARDEN is well planted and established and benefits from a wrap around paved patio, steps leading up to a raised patio with hardstanding for two sheds, rear seating area, an array of established plants and shrubs 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

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Offers In The Region Of  
£450,000

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.



## 9 Hawkswell Avenue Wombourne



**Ground Floor**

HOUSE: 94.3sq.m. 1015sq.ft.  
GARAGE: 15.7sq.m. 169sq.ft.  
**TOTAL: 110sq.m. 1184sq.ft.**

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

