67 Van Diemans Road, Wombourne, Wolverhampton, WV5 0DG

BERRIMAN
EATON

67 Van Diemans Road, Wombourne, Wolverhampton, WV5 0DG

This is an extended semi-detached bungalow which benefits from ample off road parking and a private rear garden. The internal accommodation briefly comprises porch, entrance hall, shower room, two bedrooms, lounge and kitchen diner. The property benefits from central heating, double glazing and no upward chain.

EPC : D
WOMBOURNE OFFICE

LOCATION

This property is situated on the corner of Calvin Close and Van Diemans Road and is conveniently located for shopping facilities on Common Road with transport links also available to Wolverhampton, Dudley and Stourbridge. Wombourne village centre is approximately one mile away with shops, leisure centre, library, doctors surgeries and dentists. Blakeley Heath Primary School is within walking distance whilst Westfield; St Bernadette's and Wombourne High School are also close by.

DESCRIPTION

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ACCOMMODATION

The PORCH has a double glazed composite door with windows to the side elevation, panelled ceiling and spotlights. A UPVC double glazed door with stained glass inserts give access into the ENTRANCE HALL with radiator. The SHOWER ROOM has a walk in cubicle, vanity wash hand basin with mixer tap which incorporates a low level WC, heated ladder towel rail, double glazed opaque window to the side elevation and tiling to the walls and flooring. The LOUNGE has wiring for wall lights, coal effect gas fire with surround, double glazed sliding patio door onto the rear garden, radiator and door into the KITCHEN/DINING ROOM which has a range of wall and base units with complementary work surfaces, inset single drainer sink unit and mixer tap. There is an integrated double oven, gas hob, fitted extractor and plumbing for a washing machine. There is a double glazed UPVC door into the garden and double glazed windows to the rear and side elevations. The DINING AREA has a radiator. DOUBLE BEDROOM 1 has a double glazed window to the front elevation and radiator. BEDROOM 2 has a double glazed window to the front elevation and radiator.

OUTSIDE

To the front of the property there is a concrete imprint DRIVEWAY providing off road parking for several vehicles and side gated access to the REAR GARDEN. There is a paved path which wraps around to form a patio area, hardstanding for three sheds, lawn, well stocked and planted borders with 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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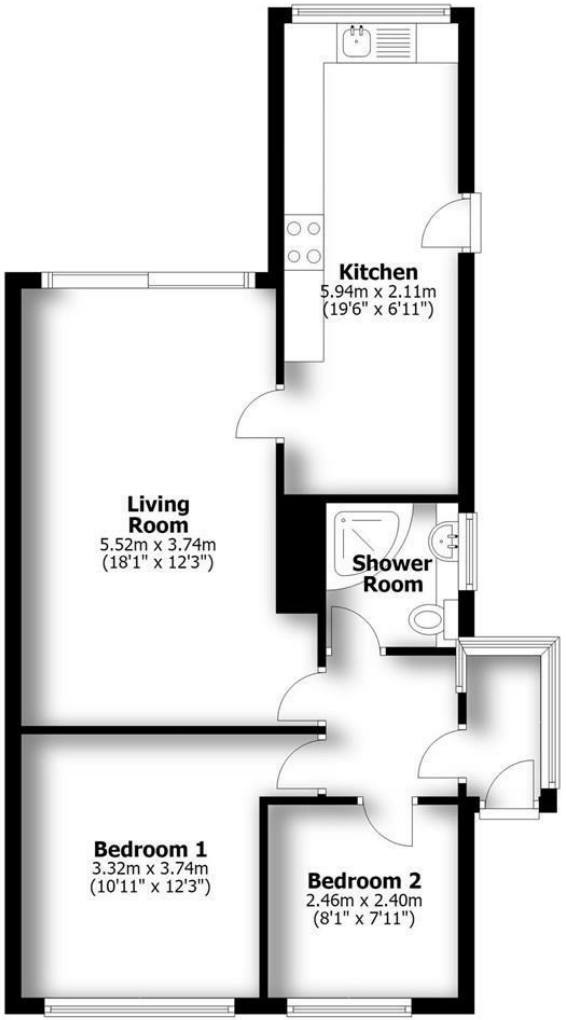
www.berrimaneaton.co.uk

Offers In The Region Of
£280,000

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.

67 Van Diemans Road
Wombourne



Ground Floor

TOTAL: 58.0sq.m. 624sq.ft.

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