2 Connaught Drive, Wombourne, Wolverhampton, South Staffordshire, WV5 9AT

BERRIMAN
EATON

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This is an immaculately presented semi-detached bungalow which has the benefit of off road parking and a private well, established rear garden. The internal accommodation briefly comprises entrance hall, lounge, kitchen/dining room, orangery, two double bedrooms, en-suite and dressing room and a family bathroom. The property benefits from central heating and double glazing.

EPC : C
WOMBOURNE OFFICE

LOCATION

Connaught Drive is a quiet cul-de-sac in an elevated position at the top of Strathmore Crescent which is situated off Orton Lane within a highly sought after location on the fringe of Wombourne Village yet having easy access to the amenities afforded by the village itself including shops, library, eateries, leisure centre and doctors and dentists surgeries. The area is well served by schooling for all age groups and public transport to Wolverhampton, Stourbridge and the Merry Hill Centre. Furthermore, it is within easy walking distance of the Bratch Locks and Kingswinford Railway Walk.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL is accessed through a composite door with double glazed inserts, there is a double storage cupboard, radiator and two light tunnels. The LOUNGE has a double glazed window to the front elevation, gas fire with surround and wring for wall lights. The BATHROOM is fitted with a white suite which comprises a jet bath, pedestal wash hand basin and mixer tap, low level WC, heated ladder towel rail and double glazed opaque window to the side elevation. The KITCHEN/DINING ROOM is fitted with a range of wall and base units, complementary work surfaces with inset one and a half sink and drainer with mixer tap. There is space for a Range style oven with fitted extractor, integrated microwave, fridge, freezer and dishwasher. The DINING AREA has ceiling spotlights and double glazed roof lantern Double glazed French doors with side panels lead to ORANGERY which is double glazed and brick construction, window blinds and French door to rear patio.

The PRINCIPAL BEDROOM has a double glazed window to the rear elevation, radiator and door into the EN-SUITE which has a walk in cubicle, wash hand basin with mixer tap which incorporates the low level WC, heated ladder towel rail, spotlights and tiling for the walls and flooring. There is a DRESSING ROOM with a range of hanging rails, a double glazed window to the rear elevation, fitted worksurface and space beneath for a washing machine and tumble dryer. DOUBLE BEDROOM 2 has a double glazed window to the front elevation and radiator.

OUTSIDE

To the front of the property there is a block paved DRIVEWAY affording off road parking for several vehicles, lawned foregarden with a low dwarf wall and well planted borders. There is a covered CARPORT giving access to the entrance as well as a double glazed door which gives covered access to the REAR GARDEN. This is a particular feature of the property and offers a high degree of privacy with a large paved patio area, lawn area with planted border and fencing to the boundary with garden store at the rear.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND D – 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 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
£335,000

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.

2 CONNAUGHT DRIVE
TOTAL APPROX. FLOOR AREA 1051 SQ.FT. (97.6 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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