

2 Clap Gate Road, Wombourne, Wolverhampton, WV5 8ED

BERRIMAN EATON

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Occupying a private and generous position on the fringes of this development with a gated driveway affording off road parking for several vehicles, detached double garage and gardens to the front side and rear. The internal accommodation briefly comprises entrance hall, study, cloakroom/wc, lounge, dining room, kitchen and dining room with separate utility to the ground floor. To the first floor there are four double bedrooms, en-suite to the principal bedroom and family bathroom. The property benefits from central heating and double glazing.

EPC : D
WOMBOURNE OFFICE

LOCATION

Being most pleasantly situated and being conveniently located for access into the village where there are a variety of amenities available including a library, grocery shops and doctors surgery. There are local schools catering for most age groups together with leisure facilities with Wombourne High within walking distance. Bus services within the village provide access to towns further afield. For anyone who enjoys walking, there is access to the canal and railway walks together with the Wombrook walk and nature trail.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL has a double glazed door with leaded inserts, staircase with wooden balustrades rising to the first floor landing, radiator, storage cupboard and door into the CLOAKROOM which has a low level WC, pedestal wash hand basin and mixer tap; part tiling to the walls and radiator. The STUDY has a double glazed window to the front elevation and radiator. The LOUNGE has a double glazed bow window to the front elevation, electric fire and surround, radiator and double doors into the DINING ROOM which has double glazed French doors into the garden and radiator. The KITCHEN/FAMILY ROOM is fitted with a range of high quality wall and base units with complementary work surfaces, inset one and a half bowl and drainer with mixer tap, space for a Range style oven with fitted extractor. Integrated appliances including fridge, freezer and dishwasher. There are double glazed windows to the rear elevation, French doors onto the rear garden, tiled floor, radiator and door into the UTILITY which has a fitted worksurface with inset sink and mixer tap; wall mounted central heating boiler, plumbing and space for washing machine and tumble dryer, tiled floor and double glazed door to the side passage.

The staircase rises to the FIRST FLOOR LANDING which has loft access, airing cupboard with the hot water cylinder and double glazed window to the front elevation. The BATHROOM is fitted with a white suite which comprises bath with shower over and screen, pedestal wash hand basin and mixer tap, low level WC, heated ladder towel rail, double glazed opaque window to the rear elevation, tiling to the walls and flooring. The PRINCIPAL BEDROOM has double glazed window to the front elevation, radiator, two double fitted wardrobes and access into the EN-SUITE which has a walk in cubicle with multi headed shower, vanity wash hand basin with mixer tap, low level WC, double glazed opaque windows to the rear and side elevation, heated ladder towel rail, spotlights and tiled walls. DOUBLE BEDROOM 2 has a double glazed window to the front elevation, fitted wardrobes and radiator. DOUBLE BEDROOM 3 has a double glazed window to the rear elevation and radiator. DOUBLE BEDROOM 4 has a double glazed window to the rear elevation, fitted wardrobes and radiator.

OUTSIDE

The property is situated at the end of the spur driveway and has double gates with a walled and metal railing boundary with established shrubs and trees. Nestled away there is a tarmac DRIVEWAY affording off road parking and turning ability for several vehicles together with a detached DOUBLE GARAGE with elevating doors and a door into the rear garden The front path has beautiful flower beds with side with a lawn with side gated access into the REAR GARDEN which has a full width paved patio, hedged screening and lawn.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND F – 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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Bridgnorth Office
01746 766499
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Lettings Office
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lettings@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers In The Region Of
£550,000

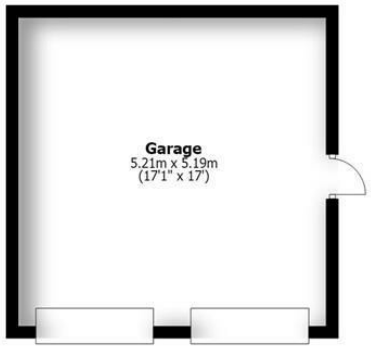
EPC: D

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.



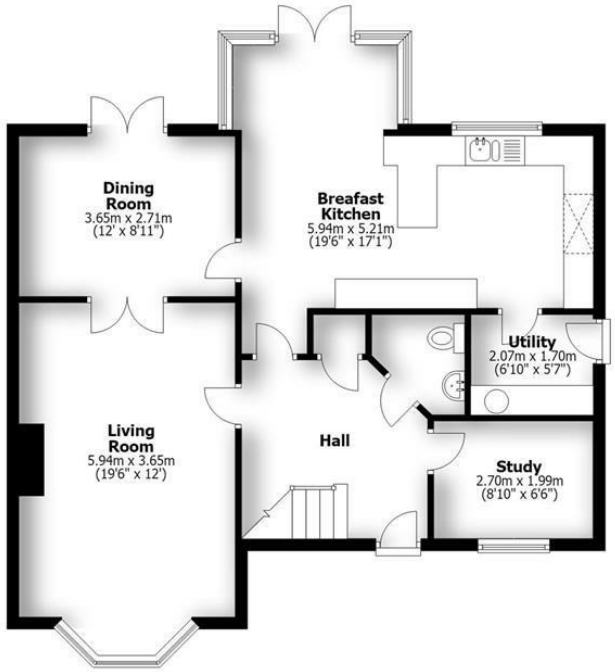



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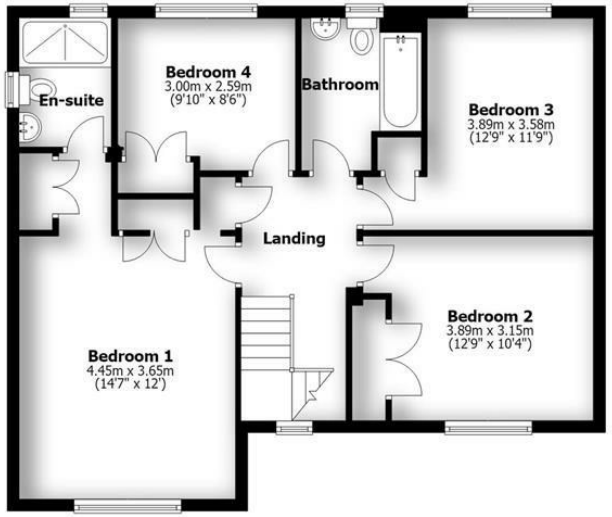


HOUSE:	146.5sq.m.	1577sq.ft.
GARAGE:	27.0sq.m.	291sq.ft.
TOTAL:	**173.5sq.m.**	**1868sq.ft.**

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







