

5 The Warings, Wombourne, Wolverhampton, WV5 0DQ

BERRIMAN
EATON

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The Warings is a well proportioned semi-detached family home with off road parking, garage and a private rear garden. The internal accommodation briefly comprises entrance hall, fitted kitchen, lounge and conservatory to the ground floor. To the first floor there are three good sized bedrooms and a bathroom. The property benefits from central heating and double glazing.

EPC : D
WOMBOURNE OFFICE

LOCATION

The Warings is a small cul de sac situated on Van Diemans Estate which has excellent pedestrian access onto the Bridgnorth Road and is close to the shops at Blakeley Heath. There are regular bus stops serving Wolverhampton, Dudley & Stourbridge. There are two supermarkets located close by as well as the shop on Common Road and the Village itself. The closest Primary School is Blakeley Heath Primary but Wombourne High School is within proximity.

DESCRIPTION

The Warings is a well proportioned semi-detached family home with off road parking, garage and a private rear garden. The internal accommodation briefly comprises entrance hall, fitted kitchen, lounge and conservatory to the ground floor. To the first floor there are three good sized bedrooms and a bathroom. The property benefits from central heating and double glazing.

ACCOMMODATION

The ENTRANCE HALL is accessed through a UPVC double glazed opaque door with side panels and a staircase rising to the first floor landing. There is a door into the GARAGE which has a double opening door, plumbing for washing machine, space for tumble dryer and a wall mounted central heating boiler. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, sink with drainer and mixer tap. There are integrated appliances including double oven, hob, extractor, fridge and dishwasher. There is a double glazed door to the side passage and double glazed window. The LOUNGE has a gas fire with surround, radiator, double glazed window and door into the CONSERVATORY which is brick and double glazed construction with a glass roof, tiled floor and doors onto the rear garden.

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

OUTSIDE

To the front of the property there is a concrete imprint DRIVEWAY affording off road parking for several vehicles and side gated access to the REAR GARDEN which has a paved patio, lawn area, well stocked borders and a fenced 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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Offers In The Region Of
£290,000

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.






5 The Warings
Wombourne



Ground Floor

First Floor

HOUSE:	88.3sq.m.	951sq.ft.
GARAGE:	12.8sq.m.	137sq.ft.
TOTAL:	**101.1sq.m.**	**1088sq.ft.**

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







