

25 Stoneybrook Leys, Wombourne, Wolverhampton, WV5 8JE

BERRIMAN EATON



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This is a three bedroom semi-detached family home benefitting from off road parking, gated car port, garage and a mature and private rear garden. The internal accommodation briefly comprises entrance hall, lounge, dining area, fitted kitchen and conservatory. To the first floor there are three bedrooms and a family bathroom. The property benefits from double glazing, central heating and no upward chain.

EPC : TO FOLLOW
WOMBOURNE OFFICE

LOCATION

Stoneybrook Leys is a cul de sac just off Millfields Road which is the main road running through Poolhouse Farm Estate. It is perfectly positioned to gain access onto the Wombrook Walk which gives access to the Canal and Railway line. There are two supermarkets within walking distance as well as the shops and facilities at Blakeley Heath and the Village itself. Wombourne High School is within convenient travelling distance with the closest Primary School being St Bernadette's Catholic Primary School.

DESCRIPTION

This is a three bedroom semi-detached family home benefitting from off road parking, gated car port, garage and a mature and private rear garden. The internal accommodation briefly comprises entrance hall, lounge, dining area, fitted kitchen and conservatory. To the first floor there are three bedrooms and a family bathroom. The property benefits from double glazing, central heating and no upward chain.

ACCOMMODATION

The ENTRANCE HALL has a UPVC double glazed door with opaque inserts, a single glazed opaque porthole window to the front elevation and wiring for a wall light. The LOUNGE has a double glazed window to the front elevation, staircase with wooden balustrade rising to the first floor landing, coal effect gas fire with surround, wiring for wall lights, radiator and access to the DINING AREA which has a radiator and double glazed sliding patio doors into the CONSERVATORY which is brick and double glazed construction with a polycarbonate roof, tiled floor and French doors onto the rear garden. The KITCHEN is fitted with a range of wall and base unit with complementary work surfaces, inset single drainer sink unit with mixer tap. There is an integrated oven, hob, extractor and fridge. There is an understairs storage cupboard, double glazed window to the rear elevation, radiator, tiled floor and double glazed door to the carport.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed opaque window to the side elevation, airing cupboard which houses the wall mounted central heating boiler and loft access. DOUBLE BEDROOM 1 has a double glazed window to the rear elevation, radiator and fitted wardrobes. DOUBLE BEDROOM 2 has a double glazed window to the front elevation and radiator. BEDROOM 3 has a double glazed window to the front elevation, fitted wardrobes with overhead storage and radiator. The SHOWER ROOM has a curved cubicle, vanity wash hand basin which incorporates the low level WC, double glazed opaque window to the rear elevation, tiling to the walls and floor.

OUTSIDE

To the front of the property there is a tarmac DRIVEWAY providing OFF ROAD PARKING with a lawned foregarden and access to the CARPORT which has metal double gates and access to a GARAGE which has an elevating door, double glazed opaque window to the rear elevation and a double glazed door into the REAR GARDEN. This has a paved patio area, raised vegetable planters, lawn area, fence and hedge 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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Wombourne Office
01902 326366
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www.berrimaneaton.co.uk

Offers In The Region Of
£250,000

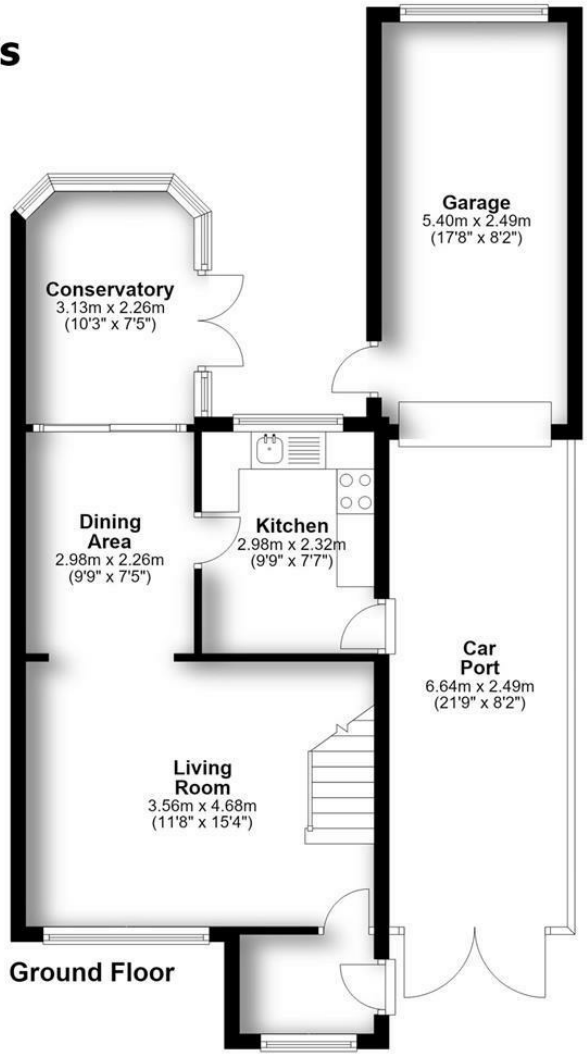
EPC:

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.

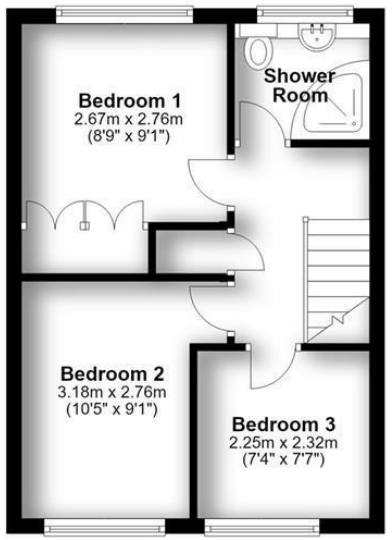





25 Stoneybrook Leys
Wombourne



Ground Floor



First Floor

HOUSE:	71.9sq.m.	773sq.ft.
GARAGE:	13.4sq.m.	145sq.ft.
TOTAL:	**85.3sq.m.**	**878sq.ft.**

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







