



25 Rosemary Road, Himley, Dudley, DY3 4AS

BERRIMAN  
EATON



# 25 Rosemary Road, Himley, Dudley, DY3 4AS

This is a stylishly presented semi detached property with a driveway suitable for parking two vehicles off road and an enclosed landscaped rear garden. The internal accommodation briefly comprises entrance hall, living room, dining kitchen, utility and cloakroom/wc to the ground floor. To the first floor there are two well-proportioned double bedrooms and a fashionable bathroom fitted with a white suite. The property benefits from central heating and double glazing.

EPC : D  
WOMBOURNE OFFICE

## LOCATION

Rosemary Road is the main road through the Himley Meadows Estate, which was constructed by Bloor Homes in 2021. The development is situated off the Bridgnorth Road and gives fantastic commuter access to Wolverhampton, Dudley and Kingswinford. The facilities and amenities of Wombourne Village are within a short distance away and there are regular bus services close by. The Village itself has excellent schooling for both Primary and Secondary with Blakeley Heath Primary School being very close by. The estate has excellent access to the railway walk and Himley Woods which is perfect for dog walkers and nature enthusiasts.

## DESCRIPTION

This is a stylishly presented semi detached property with a driveway suitable for parking two vehicles off road and an enclosed landscaped rear garden. The internal accommodation briefly comprises entrance hall, living room, dining kitchen, utility and cloakroom/wc to the ground floor. To the first floor there are two well-proportioned double bedrooms and a fashionable bathroom fitted with a white suite. The property benefits from central heating and double glazing.

## ACCOMMODATION

The ENTRANCE HALL is accessed through a composite entrance door with opaque inserts, radiator, staircase rising to the first floor landing and tiled floor which covers the entire ground floor. The LIVING ROOM has a double glazed leaded window to the front elevation, radiator and understairs storage cupboard with a door into the KITCHEN/DINING ROOM. This is fitted with a high quality range of wall and base units with complementary work surfaces with inset one and a half sink and drainer with mixer tap. There are a range of integrated appliances including oven, 4 ring gas hob and fitted chimney extractor, dishwasher, fridge and freezer. There are double glazed french doors onto the rear garden, radiator and door into the UTILITY, which has a fitted work surface with wall mounted central heating boiler and space beneath for a washing machine. The CLOAKROOM has a low level WC, wash hand basin with mixer tap and tiled splashback.

The staircase rises to the FIRST FLOOR LANDING which gives access to DOUBLE BEDROOM 1 which has double glazed window to the rear elevation, radiator and fitted wardrobes with sliding mirrored doors. DOUBLE BEDROOM 2 has two double glazed windows to the front elevation, radiator and a storage cupboard built over the stairs recess. The FAMILY BATHROOM is fitted with a white suite which comprises bath, separate shower cubicle, pedestal wash hand basin, low level WC, heated ladder towel rail and tiled splashback.

## OUTSIDE

To the front of the property there is a path to the front door with planted borders with a tarmac driveway to the side of the property giving off road parking for several vehicles. There is side gated access to the REAR GARDEN, which has been landscaped to offer a paved patio area, astro turf lawn and is enclosed with a fenced boundary.

TENURE WE UNDERSTAND THAT THE PROPERTY IS FREEHOLD  
SERVICES We are informed by the Vendors that all main services are installed.  
COUNCIL TAX BAND C – South Staffordshire DC  
POSSESSION Vacant possession will be given on completion.  
VIEWING Please contact the Wombourne office.

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

### Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Offers In The Region Of  
£279,000

EPC: D

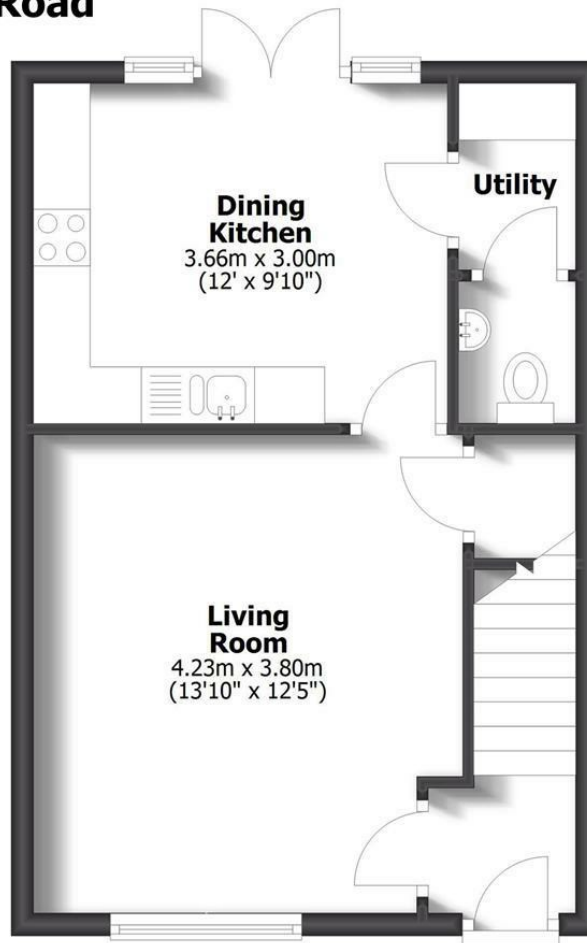
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



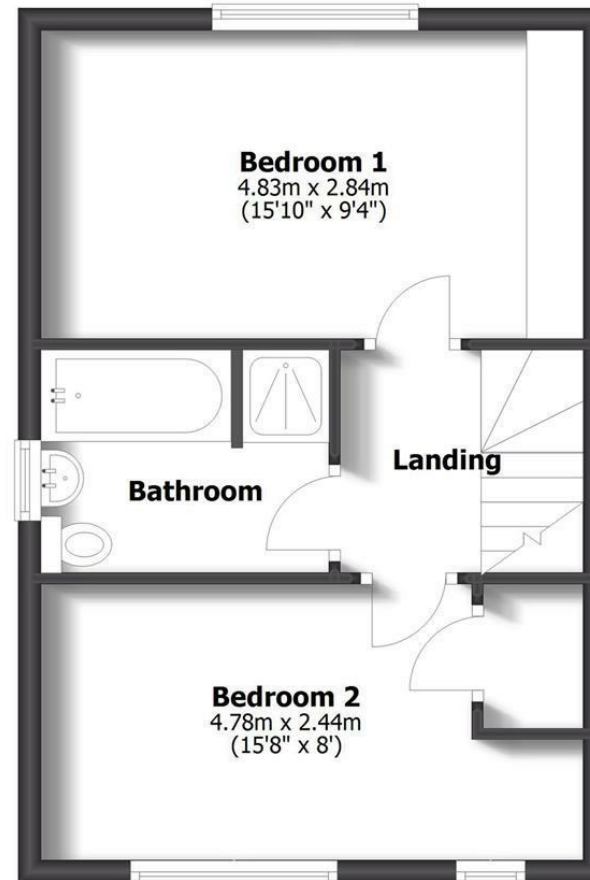
## 25 Rosemary Road Himley

**TOTAL: 71.2sq.m. 766sq.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**



