12 Millfields Way, Wombourne, Wolverhampton, WV5 8HA

BERRIMAN
EATON

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This is a delightfully detached family home which has been continually improved upon during their tenure and benefits from a corner position with gardens to the front, side and rear with a large double garage and off road parking. The internal accommodation briefly comprises entrance hall, cloakroom, study, lounge, sitting room and large dining kitchen to the ground floor. To the first floor there are four well proportioned bedrooms with an en-suite to the principal bedroom and a family bathroom. The property benefits from central heating and double glazing.

EPC : E
WOMBOURNE OFFICE

LOCATION

Millfields Way is situated on the popular Pool House development. There are a wide range of facilities available within Wombourne village itself including a library, doctors and dental surgeries and leisure facilities. There are pleasant walks available along the railway and canal system. Sainsburys and Lidl Supermarkets are also a short walk from the property. There is a choice of Primary Schools within a suitable distance and Wombourne High School is also close by.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL has a double glazed composite door with leaded inserts and double glazed opaque insert panels, radiator, spotlights and staircase rising to the first floor landing. The CLOAKROOM has a vanity wash hand basin and mixer tap which incorporates a low level WC, double glazed opaque window, tiled floor and spotlights. The STUDY has double glazed windows to the front and side elevations, solid french oak floor and radiator. The LOUNGE has a double glazed window to the front and rear elevation fireplace with surround, two radiators and wiring for the wall lights. The SITTING ROOM has double glazed French doors onto the rear garden and wooden flooring. This sits adjacent to the extended DINING KITCHEN which is fitted with a range of wall and base unit with granite work surfaces with inset one and a half sink and drainer with mixer tap, space for a Range style oven with fitted extractor and integrated appliances including dishwasher. There is a tiled floor, radiator, double glazed windows to the front elevation, UPVC double glazed door to the side passage and double glazed French doors onto the rear garden. There is a door which gives access into the DOUBLE GARAGE which has an electric roller shutter door, double glazed door and window to the rear, wall mounted central heating boiler and fitted work surfaces with inset single drainer sink unit and mixer tap with plumbing and space for washing machine and tumble dryer.

The staircase rises to the FIRST FLOOR LANDING which has double glazed window to the front elevation, loft access, spotlights and wooden balustrades. The PRINCIPLE BEDROOM has a double glazed window to the front elevation, radiator, fitted wardrobes, wiring for wall lights and door into the EN-SUITE has a walk in shower cubicle with multi headed shower, vanity wash hand basin with mixer tap, low level WC, range of storage cupboards, spotlights, double glazed opaque window to the side elevation and tiling to the walls and flooring. The FAMILY BATHROOM is fitted with a white suite which comprises a bath with shower over, pedestal wash hand basin, low level WC, double glazed opaque window to the rear elevation, radiator and tiling to the walls and floor. DOUBLE BEDROOM 2 has a double glazed window to the front elevation, fitted wardrobes with complementary drawers and radiator. DOUBLE BEDROOM 3 has a double glazed window to the rear elevation, fitted wardrobe and radiator. BEDROOM 4 has double glazed window to the rear elevation, fitted wardrobe and radiator.

OUTSIDE

The property occupies a corner position with lawned gardens to the front and side with planted borders and a path to the front door. To the side of the property there is a DRIVEWAY suitable for parking several vehicles which gives access to a further door, the garage and a side gate into the REAR GARDEN. This is landscaped for low maintenance with a slabbed patio, ornamental pond with water feature, well stocked and planters borders with a gravel and hardstanding area for a shed and greenhouse and is enclosed by a fenced boundary.

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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www.berrimaneaton.co.uk

Offers In The Region Of
£575,000

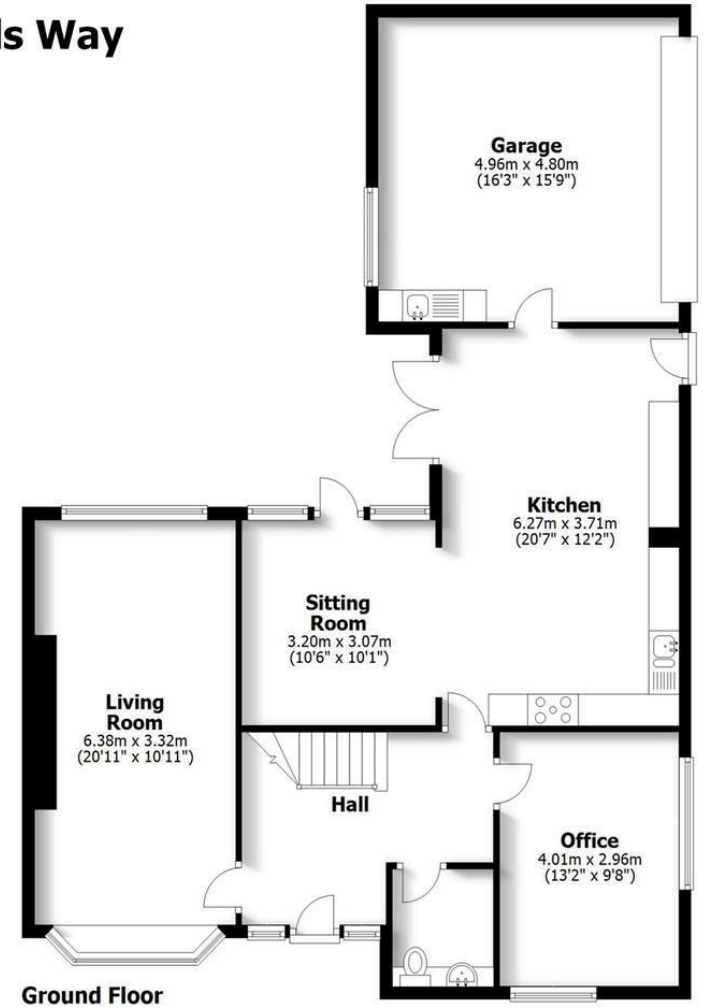
EPC: E

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.

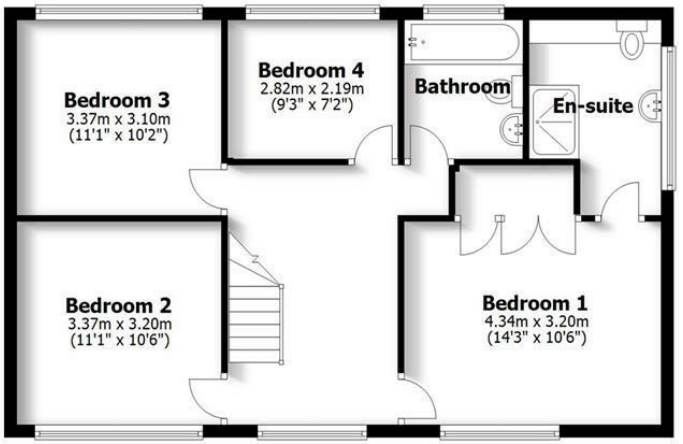
12 Millfields Way
Wombourne

HOUSE:	151.1sq.m.	1627sq.ft.
GARAGE:	23.8sq.m.	256sq.ft.
TOTAL:	**174.9sq.m.**	**1883sq.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