



12 Appletree Close, Wombourne, Wolverhampton, WV5 0NU

BERRIMAN  
EATON

# 12 Appletree Close, Wombourne, Wolverhampton, WV5 0NU

This is a modern three bedroom semi-detached property which has the benefit of off road parking and an enclosed rear garden. The development has the benefit of its own recreational Children's Area which is situated opposite. The internal accommodation briefly comprises entrance hall, lounge, cloakroom/wc and kitchen/dining room to the ground floor. To the first floor there are three bedrooms, en-suite to the principal bedroom and a family bathroom with a white suite. The property has the benefit of central heating and double glazing. There is an estate charge of £239.14 per annum for the recreational and communal areas and 5 years remaining for the NHBC Certificate.

EPC : B  
WOMBOURNE OFFICE

## LOCATION

Appletree Close is situated on the Bovis Homes Development Fletchers Rise at Beggars Bush Lane. Built in 2021 this poplar Development which has excellent access to Wombourne Village. The Development is also convenient for transport links with the A449 being situated nearby. There are a variety of Primary Schools within the Village with Blakeley Heath Primary being within walking distance and Wombourne High School a short distance further. As well as the variety of shops and facilities within the Village there are two supermarkets on the fringes of the Village.

## DESCRIPTION

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## ACCOMMODATION

The ENTRANCE has a composite door with double glazed with double glazed insert, radiator and staircase rising to the first floor landing. The LOUNGE has a double glazed window to the front elevation, Kardean flooring and radiator. The LOBBY has an understairs storage cupboard and door into the CLOAKROOM which has a low level WC, pedestal wash hand basin and mixer tap, double glazed opaque window to the side elevation and radiator. The KITCHEN/DINING ROOM is fitted with a range of wall and base units with complementary work surfaces with inset one and a half sink and drainer with mixer tap, wall mounted central heating boiler, radiator, Kardean flooring, double glazed window to the rear elevation and double glazed French doors onto the rear garden. There are a range of integrated appliances including an oven with gas hob and chimney extractor, dishwasher, fridge freezer and space for a washing machine.

The staircase rises to the FIRST FLOOR LANDING which has loft access. DOUBLE BEDROOM 1 has double glazed window to the front elevation, radiator and door into the EN-SUITE SHOWER ROOM which has a shower cubicle, wash hand basin with mixer tap, low level WC, double glazed opaque window to the front elevation and tiling to the walls and floor. DOUBLE BEDROOM 2 has double glazed window to the rear elevation and radiator. BEDROOM 3 has a double glazed window to the rear elevation, fitted storage cupboard and radiator. The FAMILY BATHROOM is fitted with a white suite which comprises bath with shower over and screen, low level WC, wash hand basin and mixer tap, double glazed opaque window to the side elevation and tiling to the walls and floor.

## OUTSIDE

To the front of the property there is a lawned foregarden with a path to the entrance, there is a tarmac DRIVEWAY to the side of the property allowing off road parking for several vehicles with an EV car charging point and a side gate giving access to the REAR GARDEN which has a patio area, hard standing for a shed, lawn and fencing to the boundary.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND D – 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 / 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

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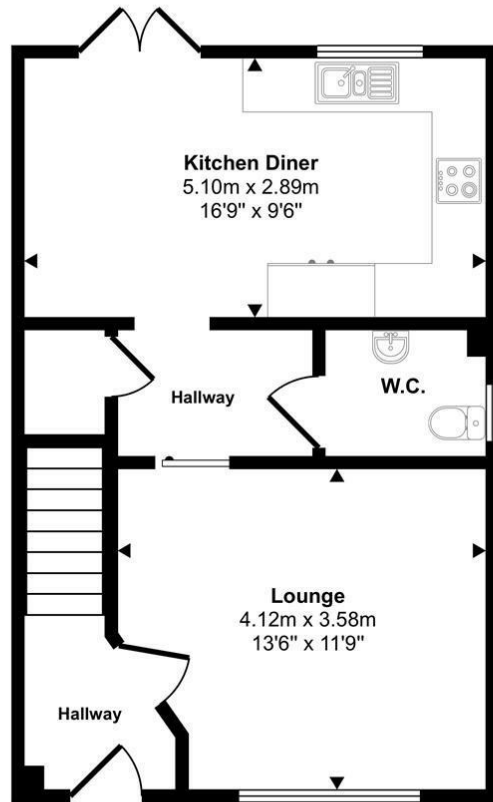
Offers In The Region Of  
£330,000

EPC: B

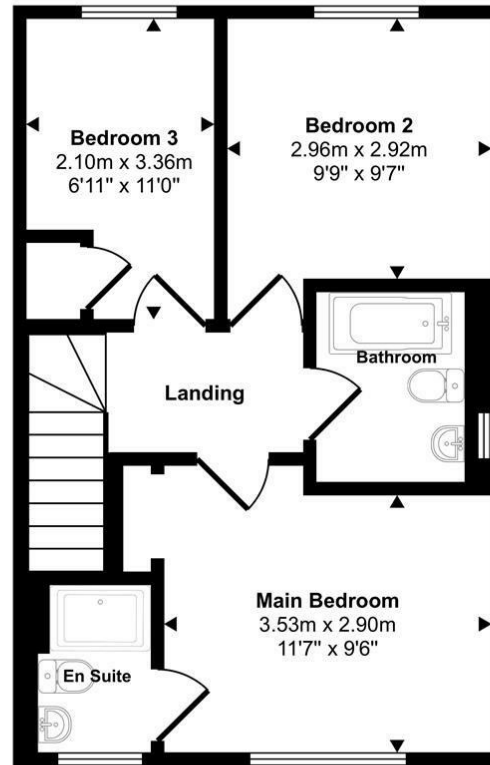
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



Approx Gross Internal Area  
84 sq m / 908 sq ft



Ground Floor  
Approx 42 sq m / 453 sq ft



First Floor  
Approx 42 sq m / 456 sq ft

