



35 Bratch Park, Wombourne, Wolverhampton, WV5 8DF

BERRIMAN
EATON

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Bratch Park is a detached bungalow which occupies a generous plot with ample driveway suitable for parking several vehicles off road, detached garage and large rear garden. The internal accommodation briefly comprises entrance hall, living room, breakfast kitchen, bathroom, two double bedrooms and a study/bedroom 3. The property benefits from central heating, double glazing and no upward chain. The property would benefit from some cosmetic updating and the garden will need cultivating.

EPC : B
WOMBOURNE OFFICE

LOCATION

Bratch Park is a quiet cul-de-sac situated in a sought after area of Wombourne. For anyone enjoying walking the property is pleasantly located for access to Bratch Locks and the railway walk. Within Wombourne village there is a wide variety of shops and amenities including, banks, a library and doctors surgeries. There are schools catering for all age groups and within the village green there is a cricket, tennis and bowls club.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL has a upvc double glazed door with opaque inserts with double glazed opaque windows to the side and radiator. The LIVING ROOM has a pebble effect gas fire with surround, wall mounted storage heater, radiator, double glazed window to the side elevation and double glazed sliding patio door onto the GARDEN ROOM, this is single glazed and wood construction with double opening French doors onto the rear garden and panelled ceiling. The KITCHEN/BREAKFAST ROOM is fitted with a range of wall and base units with complementary work surfaces, breakfast bar, inset single drainer sink unit and mixer tap, wall mounted central heating boiler, double glazed windows to rear and side elevations, space for fridge/freezer, oven, plumbing for washing machine, the upvc double glazed door gives access to the rear garden.

The BATHROOM is fitted with a white suite which comprises P shaped bath with glazed screen and multi headed shower, pedestal wash hand basin, heated towel rail, airing cupboard with shelving and radiator; loft access, spotlights, tiled floor and walls. There is a separate W/C which has double glazed opaque window to the side elevation, low level w/c, tiled floor and radiator. DOUBLE BEDROOM 1 has a double glazed bay window to the front elevation, fitted wardrobes with sliding, part mirrored doors, and radiator. DOUBLE BEDROOM 2 has double glazed bow window to the front elevation and radiator. BEDROOM 3/STUDY has a double glazed window to the side elevation and radiator.

OUTSIDE

There is a long tarmac driveway which has capacity for parking several vehicles off road giving access to the garage and has a lawned foregarden with side garden access on both sides. The GARAGE has an elevating door, single glazed window and wooden door to the garden. The REAR GARDEN is extremely desirable for the avid gardener due to its size, although it will need some work to tame the foliage. There is a lawned area and patio immediately behind the bungalow and the rest of the garden gently slopes all the way to the canal towpath, and may potentially have a gated access to the same. There is a brick built workshop at the rear of the garage, shed, a gravel path and part 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 D – South Staffordshire DC
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Wombourne office.

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Offers In The Region Of
£385,000

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.



35 BRATCH PARK WOMBOURNE



BUNGALOW: 88.8sq.m. 956sq.ft.
GARAGE: 30.9sq.m. 332sq.ft.
TOTAL: 119.7sq.m. 1288sq.ft.

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

