



17 Dingle Road, Wombourne, Wolverhampton, WV5 0EG

BERRIMAN
EATON

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This is a surprisingly spacious three bedroom mid terraced with a cottage foregarden and a generous rear garden with a private aspect. The internal accommodation briefly comprises kitchen, dining area and living room to the ground floor. To the first floor there are three bedrooms, bathroom fitted with a white suite and a separate WC. The property benefits from central heating and double glazing.

EPC : C
WOMBOURNE OFFICE

LOCATION

Dingle Road is a quiet road situated on the Giggetty Estate which joins Lamb Crescent to Brook Road. There is excellent access to the Wombrook which leads onto the Railway, which is perfect for dog walkers and outdoor enthusiasts. The property is situated between Blakeley Heath Primary School as well as Westfield and St Bernadette's Primary Schools. Wombourne High School is also within convenient walking distance. There are accessible shops at Giggetty Shops, on Common Road, which also has regular buses into Wolverhampton, Stourbridge and Dudley. A short distance away is Sainsburys and Lidl Supermarkets as well as the shops and facilities of Wombourne Village. Wombourne also benefits from a Leisure Centre and plenty of social and sporting activities.

DESCRIPTION

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ACCOMMODATION

A UPVC door with decorative leaded opaque insert gives access to the DINING AREA which has understairs storage, radiator, double glazed window to the front elevation and door into the KITCHEN. This is fitted with a range of wall and base unit with complementary work surfaces, inset single drainer sink unit with mixer tap, integrated oven with gas hob and fitted extractor. There are spaces for a range of appliances including dishwasher, washing machine, tumble dryer, fridge and freezer. There is a double glazed window to the front elevation and tiled splashback. The LIVING ROOM has a double glazed window to the rear elevation, electric fire within a wooden surround, radiator and door into the REAR LOBBY which has a double glazed door to the rear garden and the staircase rising to the first floor landing.

The FIRST FLOOR LANDING which has a loft access, and door into the SEPARATE WC. This has a low level WC and a double glazed opaque window to the front elevation. Adjacent to this is the FAMILY BATHROOM which has a white suite which comprises bath with shower over and screen, pedestal wash hand basin with mixer tap, double glazed opaque window to the front elevation and tiling to the walls. DOUBLE BEDROOM 1 has a double glazed window to the rear elevation, radiator and airing cupboard which houses the wall mounted central heating boiler. DOUBLE BEDROOM 2 has a double glazed window to the front elevation and radiator. BEDROOM 3 has a double glazed window to the rear elevation, radiator and storage cupboard built over the stairs recess.

OUTSIDE

To the front of the property there is a gate giving access to a path with a cottage garden of well established shrubs and plants giving access to the property. The REAR GARDEN has a full width patio area, path to the bottom of the garden which has gated access to a rear pedestrian gate which allow access to the front for bins. There is a large lawn and an enclosed fenced border.

TENURE WE UNDERSTAND THAT THE PROPERTY IS FREEHOLD

SERVICES We are informed by the Vendors that all main services are installed.

COUNCIL TAX BAND B – 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
£215,000

EPC: C

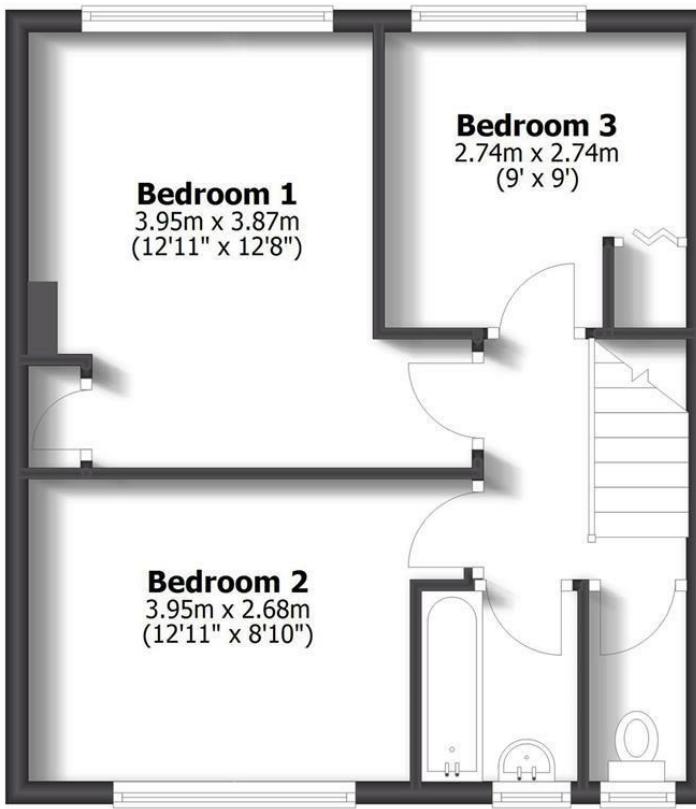
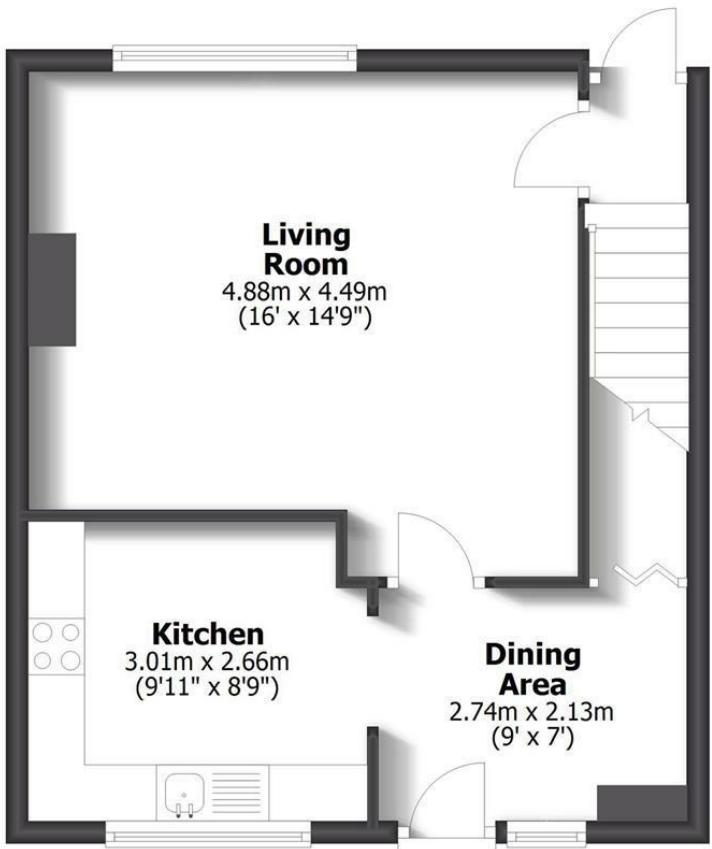
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



17 Dingle Road Wombourne

TOTAL: 78.2sq.m. 842sq.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

