



2 Appletree Close, Wombourne, Wolverhampton, WV5 0NU

BERRIMAN
EATON

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Constructed in 2021 by Bovis Homes this delightful and immaculately presented detached family home has the benefit of a corner position with off road parking and detached garage. The internal accommodation briefly comprises entrance hall, office, lounge, utility/wc and kitchen/family room to the ground floor. To the first floor there are four good sized bedrooms, en-suite and dressing area to the principal bedroom and a family bathroom. The property benefits from central heating and double glazing.

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 HALL is accessed through a composite door with double glazed opaque inserts, staircase to first floor landing with wooden balustrades, storage cupboard beneath and radiator. The OFFICE has a double glazed window to the front elevation and radiator. The LOUNGE has double glazed windows to the front and side elevations, electric fire and surround and radiator. The LAUNDRY is fitted with a range of wall and base unit with complementary work surfaces, plumbing and space for a washing machine and tumble dryer, double glazed opaque window to the side elevation, low level WC, pedestal wash hand basin with mixer tap, chrome heated ladder towel rail and part tiling to the walls. The KITCHEN/FAMILY ROOM has double glazed bi-folding doors and double glazed window to the rear elevation. There are a high quality range of wall and base units with complementary work surfaces and incorporating a breakfast bar, inset one and a half sink and drainer with mixer tap. There are integrated appliances including double oven, gas hob with stainless steel chimney extractor, fridge freezer and dishwasher. There are spotlights and radiator.

The staircase rises above the FIRST FLOOR LANDING which has an airing cupboard and loft access. The PRINCIPAL BEDROOM has two double glazed windows to the front elevation, air conditioning unit, radiator and an adjacent DRESSING AREA which has fitted wardrobes and door into the EN-SUITE which has a walk in shower cubicle with multi headed shower, low level WC, vanity wash hand basin with mixer tap, heated ladder towel rail, double glazed opaque window, spotlights and tiling to the floor and walls. DOUBLE BEDROOM 2 has a double glazed window to the front elevation and radiator. DOUBLE BEDROOM 3 has a double glazed window to the rear elevation, fitted wardrobes and radiator. BEDROOM 4 has a double glazed window to the rear elevation. The BATHROOM is fitted with a white suite which comprises a bath with shower and screen, vanity wash hand basin, low level WC, double glazed opaque window to the side elevation, heated ladder towel rail, spotlights and tiling to the floor and walls.

OUTSIDE

The property occupies a corner plot which has lawn to the front and side with a path leading to the entrance and exterior lighting. There is a tarmac DRIVEWAY which has off road parking for several vehicles and which gives access to the DETACHED GARAGE which has an elevating door and a door into the REAR GARDEN which has a boundary wall, paved patio area, shaped lawn and a planted gravelled border.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND E – 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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Offers In The Region Of
£615,000

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.



2 Appletree Close Wombourne

HOUSE: 127.3sq.m. 1370sq.ft.
GARAGE: 18.6sq.m. 200sq.ft.
TOTAL: 145.9sq.m. 1572sq.ft.

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



