



12 Kirkstone Crescent, Wombourne, Wolverhampton, Staffordshire, WV5 8EH

BERRIMAN  
EATON

# 12 Kirkstone Crescent, Wombourne, Wolverhampton, Staffordshire, WV5 8EH

This is an extended semi-detached family home with off road parking, carport, single garage and south facing tiered rear garden, which may benefit from some updating. The internal accommodation briefly comprises lounge, kitchen and dining area to the ground floor. To the first floor there are three bedrooms, each generously proportioned, and a large family bathroom. The property benefits from central heating, double glazing and the benefit of no upward chain.

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WOMBOURNE OFFICE

## LOCATION

Kirkstone Crescent is conveniently situated for Wombourne village centre and local shops in Planks Lane. For anyone enjoying walks there is easy access to the canal system and the railway walk. Bus services are available along Planks Lane providing access into Wombourne village where there are a range of amenities including banks, a library, doctors surgery and grocery shops. There are several Primary Schools within convenient travelling distance with Westfield being the closest and Wombourne High School is also very near.

## DESCRIPTION

Kirkstone Crescent is an extended semi-detached family home with off road parking, carport, single garage and south facing tiered rear garden in need of some updating. The internal accommodation briefly comprises lounge, kitchen and dining area to the ground floor. To the first floor there are three bedrooms, each generously proportioned, and a large family bathroom. The property benefits from central heating, double glazing and the benefit of no upward chain.

## ACCOMMODATION

The ENTRANCE HALLWAY has a uPVC leaded opaque door with side windows, staircase rising to the first floor landing, radiator, understairs storage and a door into the lounge. The LOUNGE has a double glazed leaded bay window to the front elevation, radiator, wall light points, dado rail and Adam style feature fireplace with inset electric fire, marble hearth and mantle. The DINING AREA has a sliding opaque door, radiator, wall light points and archway through to KITCHEN AREA which is fitted with a range of wall and base units with complimentary work surfaces, inset 1½ bowl sink unit with mixer tap, space for appliances including oven, fridge and washing machine. Tiled splash back, double glazed leaded window to the rear garden, double glazed opaque door to the garden.

Staircase rises to the FIRST FLOOR landing having loft access. PRINCIPAL BEDROOM which has double glazed leaded window to the front elevation, radiator and fitted wardrobes. DOUBLE BEDROOM which has a double glazed leaded window to the rear elevation, radiator and airing cupboard housing Worcester Bosch central heating boiler and hot water cylinder. BEDROOM 3 has double glazed leaded window to the front elevation, fitted wardrobes and radiator. The FAMILY BATHROOM is fitted with a contemporary style suite comprising panelled bath, vanity wash hand basin incorporating low level W.C. and free standing separate shower cubicle with curved glazed screen. Double glazed opaque window to the rear elevation, decorative chrome heated towel rail and wall and floor tiling.

## OUTSIDE

The block paved driveway provides off road parking and has a low maintenance gravelled foregarden with planted borders and conifer edge and leads into the carport through to the garage which has an elevating door and a double glazed door into the rear garden. The south facing rear garden overlooks the Wom Brook and has a patio and lawn area and a dwarf wall with gated access down to the lower tiers and fencing to the boundary. The property benefits from central heating, double glazed and NO UPWARD CHAIN.

## TENURE

FREEHOLD

## SERVICES

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

## COUNCIL TAX

BAND C - South Staffordshire DC.

## POSSESSION

Vacant possession will be given on completion.

## VIEWING

Please contact the Wombourne office.

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Offers In The Region Of  
£295,000

EPC: D

**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 Kirkstone Crescent Wombourne

HOUSE: 78.3sq.m. 843sq.ft.

GARAGE: 7.9sq.m. 85sq.ft.

**TOTAL: 86.2sq.m. 928sq.ft.**

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



