



15 The Celandines, Wombourne, Wolverhampton, WV5 8HZ

BERRIMAN  
EATON

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This extended semi-detached family home benefits from off road parking, garage and an enclosed, private rear garden. The internal accommodation briefly comprises porch, entrance hall, living room, separate dining room, utility room, and fitted kitchen/breakfast room to the ground floor. To the first floor there is the principal suite with dressing area, bedroom and ensuite, three further bedrooms and a family bathroom. The property benefits from gas-fired central heating, double glazing, cavity wall and loft insulation and there is NO UPWARD CHAIN.

EPC : C  
WOMBOURNE OFFICE

## LOCATION

The Celandines is located on the Poolhouse Farm Estate which is situated close to Wombourne village with its array of amenities including doctors, dentists, hairdressers and vets. The property is also within walking distance of Sainsbury's. Wombourne has a good selection of schools with Westfield Community Primary School and Wombourne High School close by. Wolverhampton City centre, Bridgnorth, Stourbridge, Dudley and Merry Hill Centre are short distances away by car or public transport.

## DESCRIPTION

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## ACCOMMODATION

The PORCH has a composite entrance door with double glazed opaque window to the front elevation, double glazed Georgian style window to the side elevation and a ceiling spotlight. The ENTRANCE HALL has a UPVC double glazed opaque door, staircase rising to the first floor landing, radiator and door into the LIVING ROOM. This has a double glazed Georgian-style bow window to the front elevation, marble back lit fireplace and hearth with coal effect electric fire, wall lights and radiator. There is an archway into the DINING ROOM which has an enclosed understairs storage cupboard, double glazed sliding patio door to the rear garden, radiator and door into the UTILITY ROOM. This is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit and mixer tap, plumbing and space for washing machine and tumble dryer, ceiling strip lighting, tiling to the floor and space for a fridge and freezer. There is a door into the GARAGE which has an electronic roller shutter door, two high level cupboards, high level shelves and two overhead strip lights. From the utility and dining room there is access into the KITCHEN/BREAKFAST ROOM. This is also fitted with a range of wall (underlit) and base units with complementary work surfaces, single drainer sink unit with mixer tap, space for oven with a fitted extractor, space for fridge and dishwasher, tiling to the floor and ceiling spotlights with a peninsular unit providing an additional work surface having high-level lit glass fronted cupboards over and low-level base units. There are double glazed French doors and two double glazed windows onto the rear garden.

The staircase, having handrail, rises to the FIRST FLOOR LANDING which has wooden balustrades, a double glazed opaque window to the side elevation, loft access and airing cupboard housing the central heating boiler. The FAMILY BATHROOM has a coloured suite which comprises a bath with fitted shower over, pedestal wash hand basin, low level WC, access hatch to roof space above, radiator, fully tiled walls incorporating a mirror over the bath and double glazed opaque bow window to the front elevation. The PRINCIPAL BEDROOM SUITE has a DRESSING ROOM with fitted wardrobes, ceiling spotlights and access into BEDROOM 1 which has double glazed windows to the rear elevation, radiator, fitted dressing table and fitted wardrobes with overhead storage. The EN-SUITE has a shower cubicle with fitted double-headed shower, vanity wash hand basin with mixer tap, demister illuminated mirror, shaver point, low level WC, heated ladder towel rail, ceiling spotlights and fully tiled walls. DOUBLE BEDROOM 2 has double glazed Georgian style window to the front elevation, fitted wardrobes with overhead storage, fitted dressing table and radiator. DOUBLE BEDROOM 3 has double glazed window to the rear elevation, fitted wardrobe and shelving, fitted dressing table with matching drawers and radiator. BEDROOM 4 has a double glazed Georgian style window to the front elevation, fitted wardrobe, fitted drawers and desk, recess over the stairs has fitted shelving topped by a storage unit and a radiator. The LOFT is fully boarded with shelves and lighting.

## OUTSIDE

To the front of the property there is a block paved DRIVEWAY providing off road parking for several vehicles, a lawn to the side and planted borders. The REAR GARDEN is screened by mature trees and enclosed by close-board fencing with concrete posts atop concrete gravel boards. It has two paved patio areas, a lawn and stocked borders and two garden sheds.

TENURE WE UNDERSTAND THAT THE PROPERTY IS FREEHOLD.

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

COUNCIL TAX BAND C – South Staffordshire Council.

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Wombourne office.

## Tettenhall Office

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## Bridgnorth Office

01746 766499

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Offers In The Region Of  
£339,950

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.



**ADDRESS**  
ADDRESS, ADDRESS



HOUSE: 107.9sq.m. 1161sq.ft.

GARAGE: 11.8sq.m. 127sq.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

