



38 Winrush Close, Dudley, DY3 2NE

BERRIMAN
EATON

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This is a modern link detached family home with off road parking, recessed single garage and enclosed, private rear garden with elevated views. The internal accommodation briefly comprises entrance hall, cloakroom WC, living room, dining room, fitted kitchen and conservatory to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property benefits from central heating and double glazing.

EPC : D
WOMBOURNE OFFICE

LOCATION

Winrush Close is situated on a modern estate within the popular residential area of Lower Gornal which offers a good selection of primary schools with Roberts and Red Hall within walking distance and Ellowes Hall Sports College close by. There is convenient access to a range of shops and facilities as well as those located in nearby Sedgley and Gornal whilst Kingswinford and The Merry Hill Shopping Centre offer more extensive retail opportunities. Cotwall End Nature Reserve is on the doorstep, a tranquil nature reserve featuring a woodland trail, small petting farm and café. There are pleasant walks nearby through Baggeridge Wood and Country Park. Himley Hall Estate and Sandyfields Golf Course are also both accessible and there is a public walkway to the rear of the property leading to the Garden Walk Stadium, home of Gornal Athletic Football Club.

DESCRIPTION

This is a modern detached family home with off road parking, recessed single garage and enclosed, private rear garden with elevated views. The internal accommodation briefly comprises entrance hall, cloakroom WC, living room, dining room, fitted kitchen and conservatory to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property benefits from central heating and double glazing.

ACCOMMODATION

The ENTRANCE HALL is accessed through a double glazed opaque door which has a staircase rising the first floor landing, radiator and door into the CLOAKROOM, this has a low level WC, vanity wash hand basin with mixer tap, double glazed opaque window to the front elevation and radiator. The LIVING ROOM has a gas fire with surround, double glazed window to the front elevation, double glazed French doors onto the conservatory and radiators. The CONSERVATORY is brick and double glazed construction with a polycarbonate roof, double glazed opaque window to the side elevation, tiled floor, double glazed door and double glazed French doors onto the rear garden. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces and inset one and a half drainer with mixer tap, integrated oven with gas hob and fitted extractor, plumbing for washing machine and space for fridge. There is an understairs storage cupboard, tiling to the floor and double glazed window to the rear elevation.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed window to the rear elevation. The BATHROOM is fitted with a white suite which comprises P shaped bath with multi headed shower and glazed screen, vanity wash hand basin and mixer tap, low level WC, chrome heated ladder towel rail and double glazed opaque window to the rear elevation. The PRINCIPAL BEDROOM has double glazed window to the front elevation, radiator and door into the EN-SUITE SHOWER ROOM. This has a walk in shower cubicle with multi headed shower, vanity was hand basin with mixer tap, low level WC, heated ladder towel rail, double glazed opaque window to the side elevation and tiling to the walls and flooring. DOUBLE BEDROOM 2 has a double glazed window to the front elevation, radiator and airing cupboard housing the wall mounted central heating boiler with hanging rail. BEDROOM 3 has a double glazed window to the rear elevation and radiator.

OUTSIDE

The property has a tarmac DRIVEWAY providing off road parking and giving access to a single GARAGE with an elevation door and wooden door into the rear garden. There is a path giving access to the front door with a lawned foregarden. The REAR GARDEN has a paved patio area, lawn, planted border and is enclosed by a fence with an elevated view.

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 – DUDLEY MBC
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Wombourne office.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers In The Region Of
£290,000

EPC: D

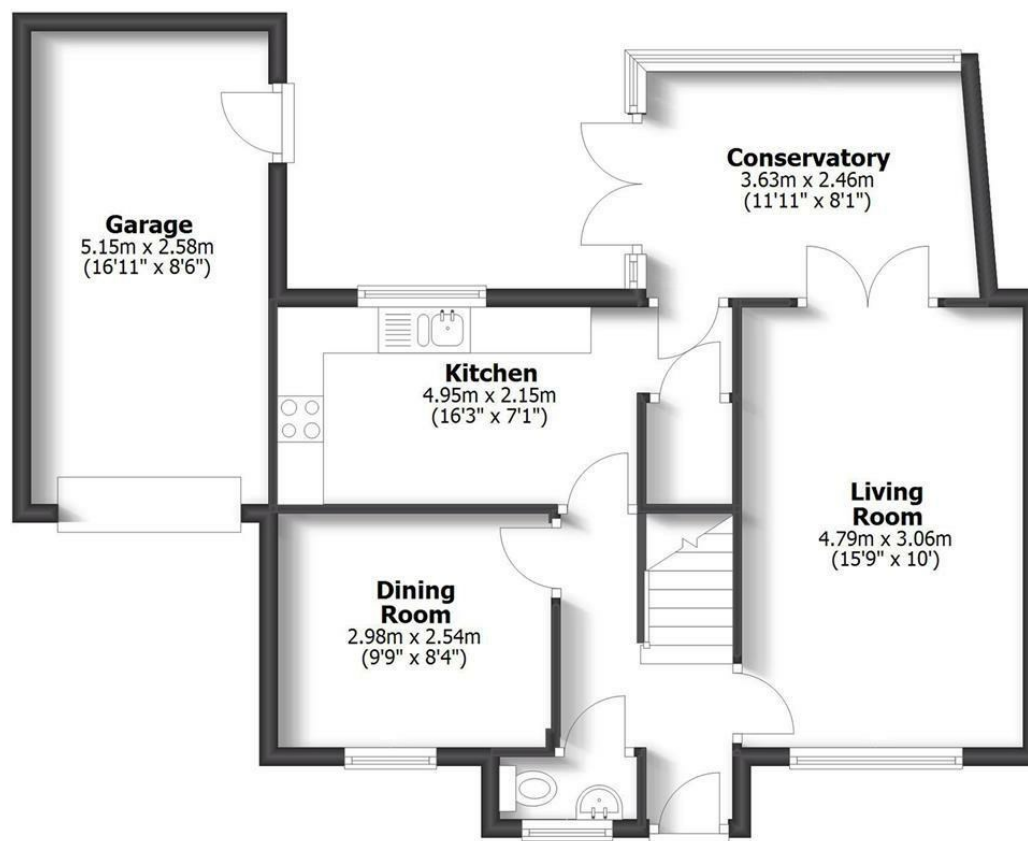
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



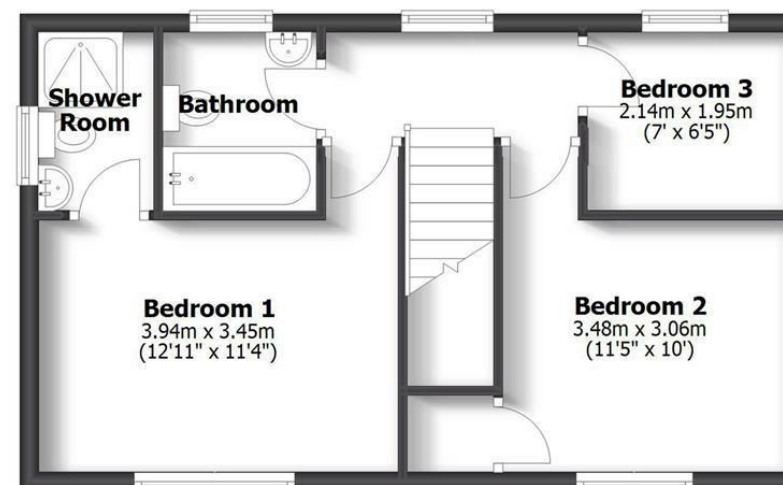
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HOUSE: 88.4sq.m. 951sq.ft.
GARAGE: 13.3sq.m. 143sq.ft.
TOTAL: 101.7sq.m. 1094sq.ft.

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

