



5b Gravel Hill, Wombourne, Wolverhampton, WV5 9HA

BERRIMAN
EATON

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Accessed via double gates, this spacious first floor home features a double garage, utility room, contemporary shower room and a generous lounge with doors opening onto the garage roof - an excellent opportunity for a roof terrace (subject to gaining necessary permissions and consents). The modern kitchen/breakfast room is well equipped, while two double bedrooms include a stand out principal bedroom with fitted wardrobes, sash windows and a freestanding bath.

EPC : C
WOMBOURNE OFFICE

LOCATION

Wombourne is renowned for its village charm, excellent local facilities, scenic walks, along the Wombrook and strong community fee. With supermarkets, cafe's, independent shops and regular bus routes close by, its a highly desirable place to call home.

DESCRIPTION

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ACCOMMODATION

5b is accessed via the double gates between 5a and 6, leading to a communal area and parking. There is a DOUBLE GARAGE which includes power, lighting, two double doors and a fire door into the ENTRANCE HALL which has a composite front door, staircase to the first floor, wall mounted central heating boiler and door to the UTILITY ROOM which has a fitted worksurface, with inset sink and water heater, plumbing for appliances, shelving and tiled floor. The SHOWER ROOM has a walk in double headed shower, vanity unit with integrated WC and wash hand basin, radiator, underfloor heating and frosted double glazed window. The first floor opens into a generous LOUNGE with wooden flooring, fitted shelving, fireplace, double glazed rear windows and sliding patio door onto the garage roof. The KITCHEN/BREAKFAST ROOM includes wall and base units, bespoke Corian fitted work surfaces, and sinks, integrated double oven, hob, extractor, fridge, dishwasher and wine cooler. A skylight and side facing windows provide excellent natural light and a breakfast bar completes the space. A CLOAKROOM offers WC, basin, mixer tap, part tiled walls and window. The PRINCIPAL BEDROOM features fitted wardrobes, cast iron fireplace, sash windows to the front and double glazed windows to the rear and a freestanding bath with mixer tap. BEDROOM 2 includes a radiator and front facing double glazed window

OUTSIDE

Double gates open to a COMMUNAL area which leads to gravelled and tarmac sections providing access to the garages. To the left of the property a block paved area offers parking alongside a flower bed.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND A (5 & 5B) – South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the WOMBOURNE Office.
The property is SHARE OF FREEHOLD

Broadband – Ofcom checker shows Standard / Superfast / 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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Lettings Office

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Bridgnorth Office

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Wombourne Office

01902 326366

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Offers In The Region Of
£285,000

EPC: C

www.berrimaneaton.co.uk

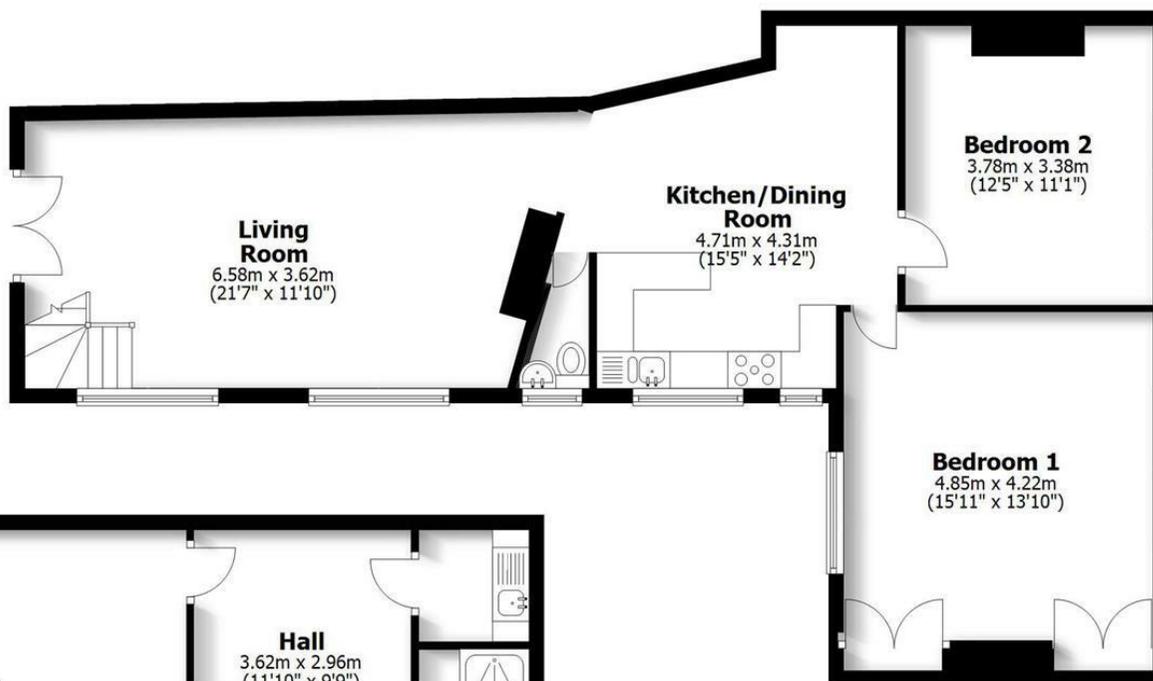
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



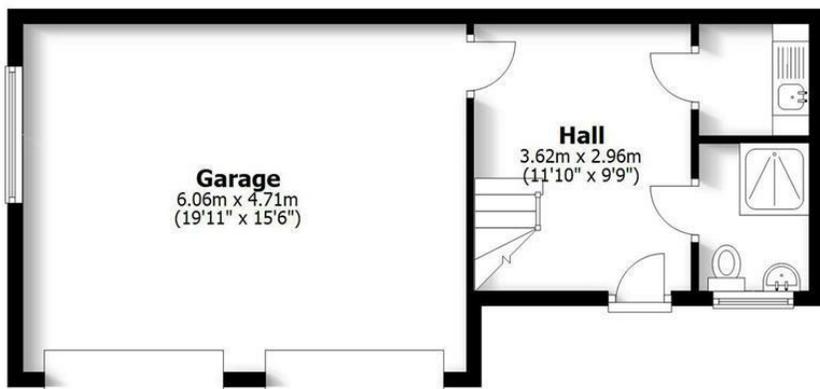
5b Gravel Hill
Wombourne

HOUSE: 96.5sq.m. 1039sq.ft.
GARAGE: 28.5sq.m. 307sq.ft.
TOTAL: 125sq.m. 1346sq.ft.

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



First Floor



Ground Floor

