



9 Balmoral Drive, Wombourne, Wolverhampton, WV5 9AX

BERRIMAN
EATON

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This is a detached bungalow occupying a generous corner position with a large driveway, garage and an enclosed rear garden. The internal accommodation briefly comprises entrance hall, dining area, large living room, breakfast kitchen, utility and cloakroom/wc. There are two double bedrooms and a bathroom with a coloured suite. The property benefits from central heating, double glazing and no upward chain.

EPC : D
WOMBOURNE OFFICE

LOCATION

Balmoral Drive is a quiet cul-de-sac off Strathmore Crescent which is situated off Orton Lane within a highly sought after location on the fringe of Wombourne yet having easy access to the amenities within the village itself including shops, post offices, library, various eateries, leisure centre, doctors and dentists surgeries. The area is well served by schooling for all age groups and public transport to Wolverhampton, Stourbridge and the Merry Hill Centre. Furthermore, it is within easy walking distance of the Bratch Locks and Kingswinford Railway Walk.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL is accessed through a composite door and double glazed side panel, radiator and fitted storage cupboard. The DINING AREA has a double glazed window to the front elevation, radiator and arch into the LIVING ROOM which has a gas fire and tiled surround, double glazed bay window to the rear elevation, double glazed French doors to the rear garden and radiator. The KITCHEN is fitted with a range of wall and base units, fitted worksurface with inset single drainer sink unit, space for oven and fridge, wall mounted central heating boiler, fitted storage cupboard, double glazed window to the front elevation and wooden door into the LOBBY. There is a double glazed window to the front elevation and door into the UTILITY. The utility double draining sink unit and mixer tap, double glazed window to the rear window, double glazed door to the rear garden. There is a low level WC and a door into the GARAGE. This has a roller door.

From the hallway there is access to the FAMILY BATHROOM which is fitted with a coloured suite which comprises bath with shower over and screen, pedestal wash hand basin, low level WC, double glazed opaque window to the rear elevation, radiator and tiled walls. DOUBLE BEDROOM 1 has a double glazed window to the front elevation, radiator and a range of fitted wardrobes with sliding doors with dressing table within. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation, radiator, fitted wash hand basin and wardrobes with overhead storage.

OUTSIDE

The property occupies a generous corner position with a concrete imprint driveway suitable for parking several vehicles off road and giving access to the garage. There is a gravelled foregarden with an array of established shrubs and plants. There is a side gate giving access to the rear garden which has a paved patio area with steps leading up to a further tier which is paved for low maintenance with further established plants and shrubs enclosed with a fence.

TENURE WE UNDERSTAND THAT THE PROPERTY IS FREEHOLD

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

COUNCIL TAX BAND E – South Staffordshire DC

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Wombourne office.

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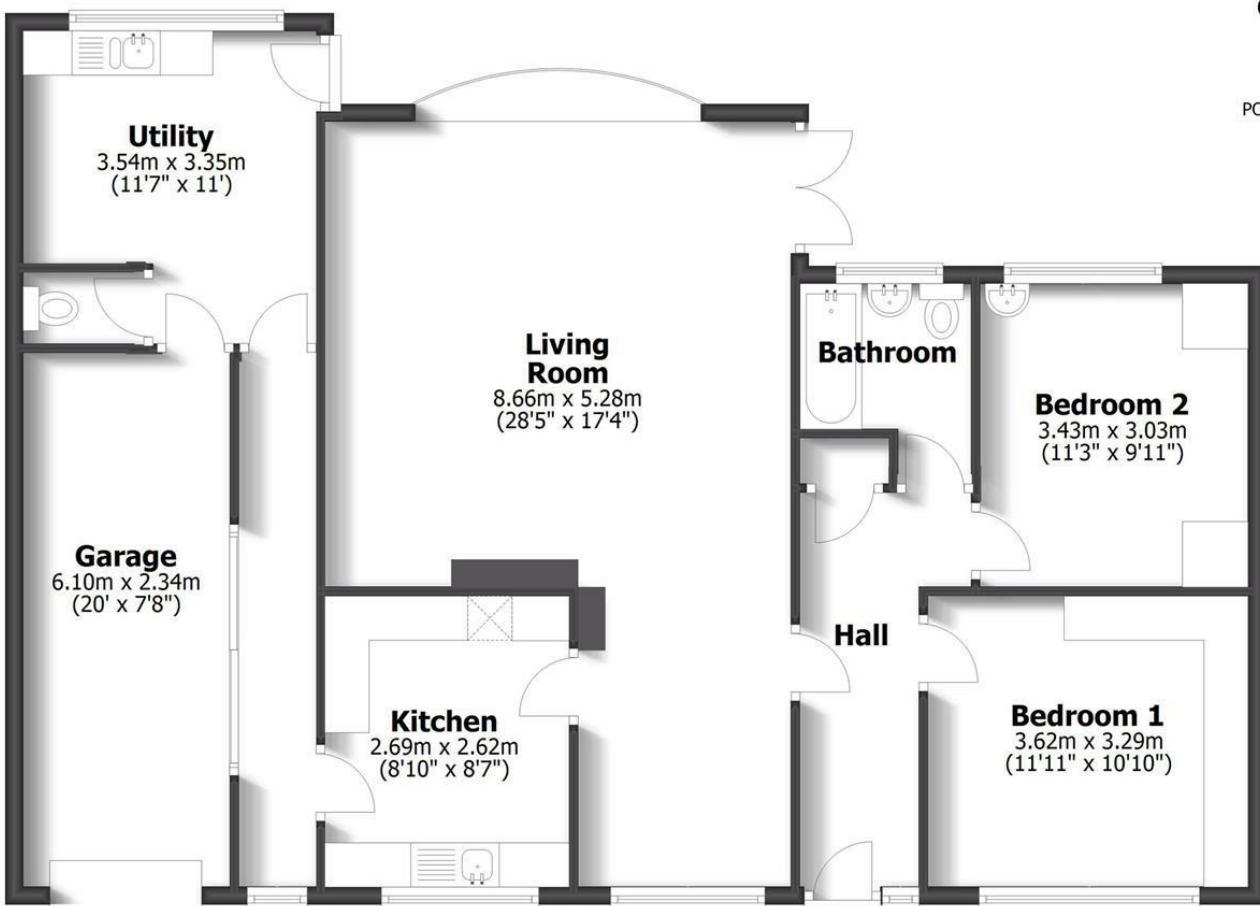
Offers In The Region Of
£350,000

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.



9 Balmoral Drive Wombourne



Ground Floor

HOUSE: 97.6sq.m. 1050sq.ft.

GARAGE: 14.2sq.m. 153sq.ft.

TOTAL: 111.8sq.m. 1203sq.ft.

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

