



68 Clee View Road, Wombourne, Wolverhampton, WV5 0BD

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EATON

## 68 Clee View Road, Wombourne, Wolverhampton, WV5 0BD

68 Clee View Road is a modern style semi detached bungalow being of brick construction with a tiled and pitched roof with a carport and single garage. There are double two bedrooms, good sized lounge, modern fitted breakfast kitchen, shower room and a conservatory overlooking the rear garden. There is ample off road parking and an enclosed private garden to the rear. The property has been recently updated and benefits from majority double glazing, central heating and no upward chain. (WOMBOURNE OFFICE) EPC: D

### LOCATION

Clee View Road is an established and popular street just off Brickbridge Lane. There is a bus service running along Brickbridge Lane giving access to the wide range of facilities and amenities afforded by the popular village of Wombourne as well as those of neighbouring Wolverhampton, Stourbridge and Dudley. Sainsburys is within walking distance as well as the South Staffordshire Canal. The area is well served by schooling in both Primary and Secondary sectors.

### DESCRIPTION

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### ACCOMMODATION

The property has an enclosed porch with a composite door and opaque double glazed side windows, tiled floor and meter cupboard. The ENTRANCE HALLWAY is accessed through a wooden opaque leaded door with opaque single glazed side panel. There is a radiator, coved ceiling and loft access with pull down ladder. The SHOWER ROOM has a curved walk-in cubicle, vanity wash hand basin incorporating low level W.C., radiator, spotlights and a double glazed opaque window to the side elevation. The BREAKFAST KITCHEN is fitted with a modern and stylish range of wall and base units with complementary work surfaces and inset 1½ bowl sink unit with stainless steel mixer tap. Integrated Hotpoint oven with 4 ring gas hob and fitted Indesit extractor hood over. Breakfast bar, integrated appliances including fridge, freezer and dishwasher. Spotlights and double doors into the pantry which has shelving and hanging rail. A double glazed window to the side elevation and a double glazed door leading to the rear garden. A single glazed window to the side elevation looking through to the conservatory. The LIVING ROOM has a marble feature fireplace with inset coal effect gas fire and marble hearth, wall light points, coved ceiling, radiator and double glazed French doors leading into the conservatory. The CONSERVATORY has double glazed windows, polycarbonate roof, tiling to the floor, ceiling fan, radiator, double glazed opaque window to the side and French doors leading to the rear garden. BEDROOM ONE has a range of fitted wardrobes, radiator and a double glazed leaded window to the front elevation. BEDROOM TWO has a radiator and double glazed leaded window to the front elevation.

### OUTSIDE

The property has a gravelled driveway providing off road parking, flanked by a lawned foregarden with planted borders and giving access to the carport and garage. There are uPVC double opening doors leading into a carport area. The GARAGE has an elevating door and a metal gate gives side access to the rear garden. The rear garden has a paved patio area, lawn, planted borders and is enclosed by fencing to the boundary.

### 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

#### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

#### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

#### Lettings Office

01902 749974

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#### Worcestershire Office

01562 546969

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

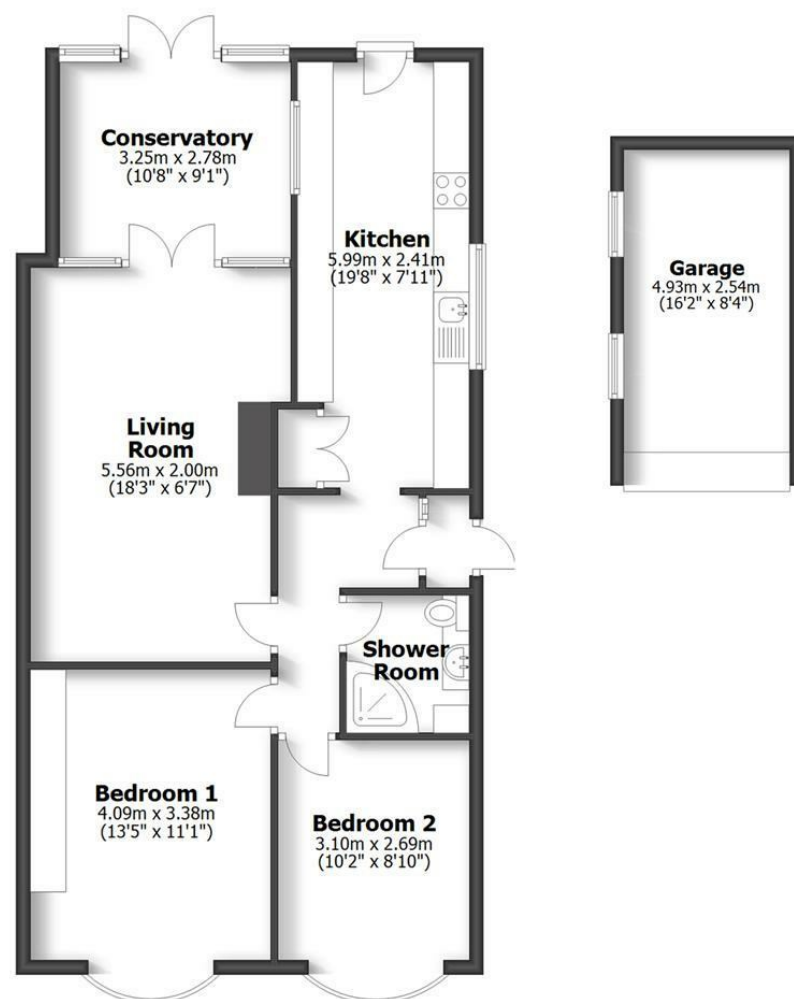
Offers Around  
£280,000

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.



## 68 Clee View Road Wombourne



Ground Floor

HOUSE: 75.6sq.m. 814sq.ft.  
GARAGE: 12.5sq.m. 135sq.ft.  
**TOTAL: 88.1sq.m. 949sq.ft.**

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

