



4 Green Meadow Close, Wombourne, Wolverhampton, WV5 8JN

BERRIMAN
EATON

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EPC : C
WOMBOURNE OFFICE

LOCATION

Green Meadow Close is a quiet cul de sac, situated just off Millfields Way, on Poolhouse Farm Estate which has lovely access onto the Wombrook, which also gives excellent access to the Railway Walk and neighbouring Canal. There is convenient access to Sainsburys as well as the excellent facilities afforded by the Village. There are regular buses which run regularly on Planks Lane. There are several Primary Schools, and Wombourne High School, situated close by.

DESCRIPTION

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The ENTRANCE HALL is accessed via a composite door with opaque insert, stairs rising to the first floor landing and radiator. The LIVING ROOM has a double glazed window to the front elevation, wiring for wall lights, media wall with provision for a tv, raised electric fire and radiator. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset one and a half sink and drainer and mixer tap, double glazed window to the rear, double glazed door with opaque leaded insert to the side. There is an integrated oven, microwave, 4 ring gas hob and extractor, integrated fridge and freezer, spotlights and radiator.

To the first floor there is a double glazed opaque leaded window to the side elevation and loft access. The SHOWER ROOM has a curved cubicle with fitted shower, vanity wash hand basin with stainless steel mixer tap, low level wc, double glazed opaque window to the rear elevation and part tiling to the walls. The PRINCIPAL BEDROOM has a double glazed window to the front elevation, radiator and a range of fitted wardrobe with sliding mirrored door, behind which there is a stairs recess and the wall mounted central heating boiler. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation and radiator.

OUTSIDE

To the front of the property there is provision for ample off road parking on a block paved driveway, in a herringbone style with an adjoining tarmac area giving access to the wooden double open gates. Beyond this is a car port with access to the rear garden and the SINGLE GARAGE, this has an elevating door and a window to the rear elevation. The REAR GARDEN has a full width paved patio, an adjoining gravel patio with gravelled borders around the lawn and having a decked rear patio, the garden is enclosed by 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 B – South Staffordshire DC

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Wombourne office.

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01746 766499

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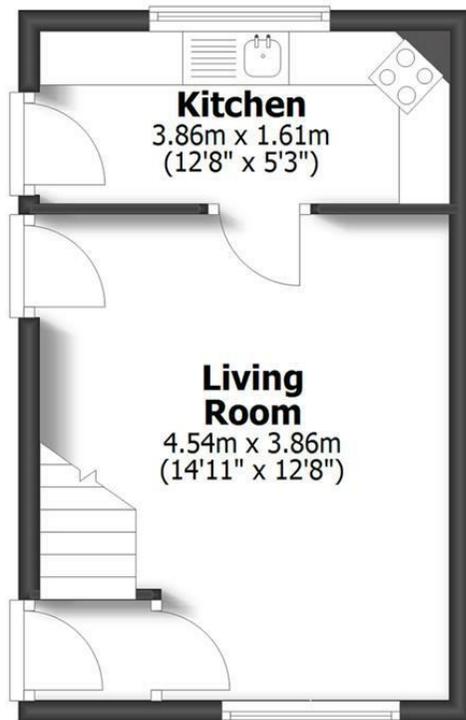
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



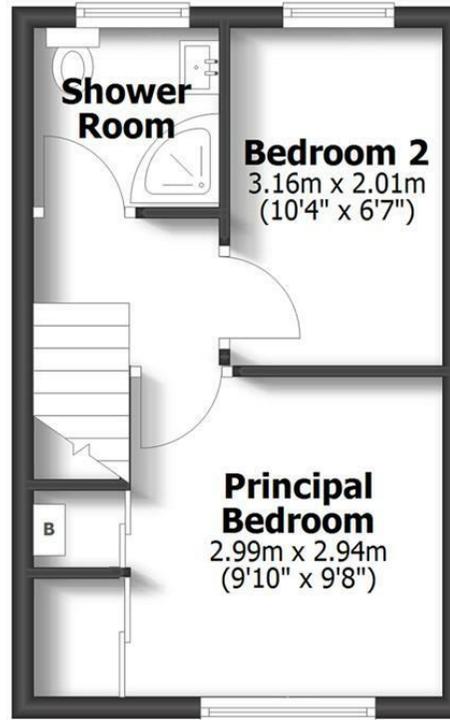
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HOUSE: 48.3sq.m. 519sq.ft.
GARAGE: 14.6sq.m. 157sq.ft.
TOTAL: 62.9sq.m. 676sq.ft.

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

