



3 Moises Hall Road, Wombourne, WV5 0LF

BERRIMAN
EATON

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This extended semi detached family home has a tiered front walled garden with the potential to convert to offer off road parking, subject to gaining the necessary permissions. It briefly comprises entrance hall, living room, fitted kitchen with breakfast room and utility to the ground floor. To the first floor there are three double bedrooms and a modern shower room. The garden is private and well tended. Benefitting from double glazing, central heating and NO UPWARD CHAIN.

EPC : D
WOMBOURNE OFFICE

LOCATION

Moises Hall Road is a cul de sac situated off Mill Lane with excellent and convenient access into Wombourne Village. Within the Village there are a wealth of shops and facilities such as doctors, dentists and podiatrists. There are regular buses running to Wolverhampton, Stourbridge, Dudley and Merry Hill Centre. Wombourne is also very well catered for in terms of both Primary and High Schools.

DESCRIPTION

This extended semi detached family home has a tiered front walled garden with the potential to convert and offer off road parking, subject to gaining the necessary permissions. The internal accommodation briefly comprises entrance hall, living room, fitted kitchen with breakfast room and utility to the ground floor. To the first floor there are three double bedrooms and a modern shower room. The property benefits from double glazing, central heating and no upward chain.

ACCOMMODATION

The enclosed PORCH has double glazed leaded windows and UPVC double opening doors. The HALL is accessed through a wooden door, the staircase rises to the first floor landing, double glazed window to the front elevation and a storage cupboard which houses the wall mounted central heating boiler and fitted shelving. The BREAKFAST ROOM has double glazed window to the side elevation, understairs storage cupboard, radiator and a door into the KITCHEN. This is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit with mixer, 4 ring electric hob, double oven, integrated dishwasher, and pantry with fitted shelving. There are double glazed windows to the side and rear elevations and a UPVC door into the UTILITY which has a fitted worksurface and plumbing and space for a washing machine and tumble dryer; radiator, double glazed windows to the rear and side and a door to the garden. The LIVING ROOM has a double glazed bay window to the front elevation and double glazed leaded window to the rear elevation, gas fire with surround, wiring for wall lights and radiator.

The staircase rises to the FIRST FLOOR LANDING which has loft access. There is a SHOWER ROOM which has a walk in cubicle, vanity wash hand basin and mixer tap, heated ladder towel rail, tiled splashback and double glazed leaded opaque window to the rear elevation. There is a separate WC with a double glazed opaque window to the side elevation. DOUBLE BEDROOM 1 has a double glazed leaded window to the front elevation, radiator and fitted wardrobes with sliding doors. DOUBLE BEDROOM 2 has a double glazed leaded window to the rear elevation, radiator and fitted wardrobes with sliding doors. DOUBLE BEDROOM 3 has a double glazed leaded window to the front elevation, radiator and walk in wardrobe with fitted shelving, radiator and storage over the stairs recess.

OUTSIDE

There is a pedestrian gate with a path that leads to the entrance door and the side gated which gives access to the rear garden, with a gravelled foregarden and fencing the boundary. The REAR GARDEN has a paved patio with a path to the rear patio and hardstanding for the shed, lawned area, well established, well planted borders and fencing to the boundary.

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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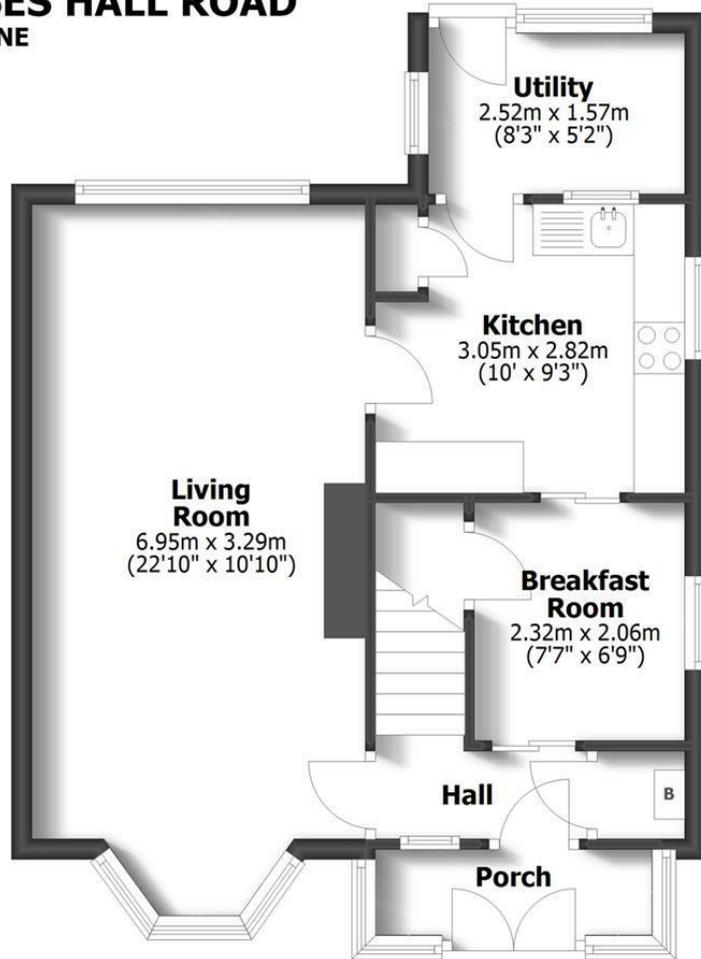
Offers In The Region Of
£255,000

EPC: D

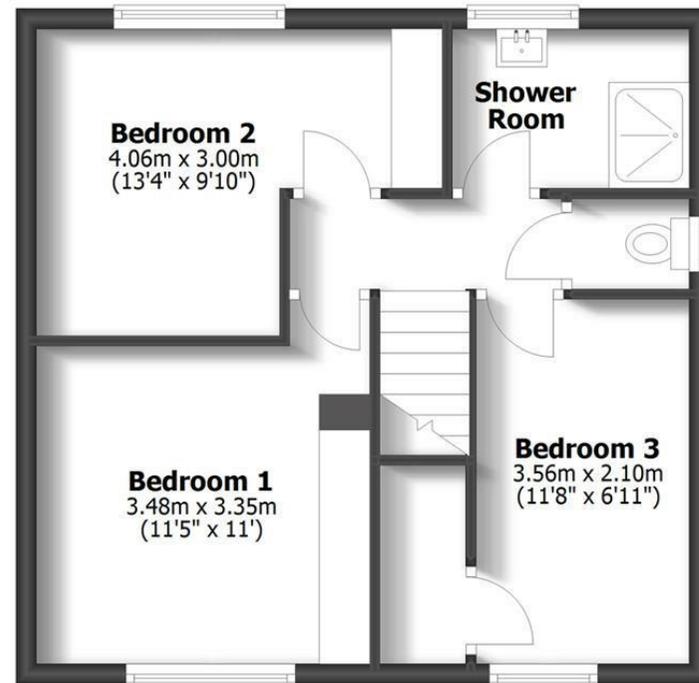
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



**3 MOISES HALL ROAD
WOMBOURNE**



Ground Floor



First Floor

TOTAL: 88.2sq.m. 950sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

