



23 Greenhill Gardens, Wombourne, Wolverhampton, WV5 0JB

BERRIMAN
EATON

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This is a large detached family home occupying a generous corner position at the head of this desirable location. There is a tarmac drive providing off road parking, a double garage and a private garden. The internal accommodation briefly comprises entrance hall, lounge, conservatory, study, downstairs cloakroom, dining kitchen and separate utility to the ground floor. To the first floor there are four well proportioned bedrooms, en-suite to the principal and a family bathroom. The property also has a self-contained annexe for independent living which could easily be joined internally to the main residence. The property benefits from central heating and double glazing.

EPC : TO FOLLOW
WOMBOURNE OFFICE

LOCATION

Greenhill Gardens is a highly regarded cul de sac located at the top of Sytch Lane. It is situated within walking distance of the Village and has convenient access to the A449 which allows commute access into Wolverhampton, Sedgley, Dudley & Stourbridge. There are two Supermarkets on the Bridgnorth Road and further shops located on Common Road as well as a regular bus stop. Blakeley Heath Primary School is located close by with Wombourne High School being within suitable travelling distance.

DESCRIPTION

This is a large detached family home occupying a generous corner position at the head of this desirable location. There is a tarmac drive providing off road parking, a double garage and a private garden. The internal accommodation briefly comprises entrance hall, lounge, conservatory, study, downstairs cloakroom, dining kitchen and separate utility to the ground floor. To the first floor there are four well proportioned bedrooms, en-suite to the principal and a family bathroom. The property also has a self-contained annexe for independent living which could easily be joined internally to the main residence. The property benefits from central heating and double glazing.

ACCOMMODATION

The ENTRANCE HALL has a composite door, staircase with wooden balustrades rising to the first floor, double storage cupboard, radiator and door into the CLOAKROOM which has a low level WC, vanity wash hand basin with mixer tap, heated towel rail and tiled floor. The STUDY has double glazed French doors onto the garden, wiring for wall lights and radiator. The LOUNGE has a double glazed bow window to the front elevation, gas fire with surround, wiring for wall lights, radiator and double glazing sliding patio doors into the CONSERVATORY which is brick and double glazed construction with French doors onto the garden, tiled floor and a polycarbonate roof. The KITCHEN/DINING ROOM is fitted with a range of wall and base units with complimentary work surfaces which incorporate a breakfast bar and inset double sink and mixer tap. There are a range of integrated appliances including a double Neff oven with gas hob and extractor, dishwasher, fridge and freezer. There are double glazed windows to the side and rear with a UPVC double glazed door onto the rear garden. There is a tiled floor, radiator and door into the UTILITY which has a fitted worksurface with inset sink with mixer tap, space and plumbing beneath for a washing machine and tumble dryer, tiled splashback, double glazed window to the rear elevation and a radiator.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed window to the front elevation, wooden balustrades, loft access and a large storage cupboard. The PRINCIPAL BEDROOM has double glazed French doors onto a BALCONY with metal railing overlooking the garden; radiator and door into the EN-SUITE which has a walk in cubicle and a multi head shower, vanity wash hand basin with mixer tap, low level WC, double glazed window to the rear elevation, spotlights and tiled wall. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation, fitted wardrobes and radiator. DOUBLE BEDROOM 3 has a double glazed window to the front elevation, fitted wardrobes with dressing table, radiator and spotlights. DOUBLE BEDROOM 4 has a double glazed window to the rear elevation, radiator and fitted wardrobes. The BATHROOM has a bath with shower over, pedestal wash hand basin and low level WC and double glazed opaque window to the rear elevation.

OUTSIDE

The property occupies a corner position with a tarmac DRIVEWAY suitable for parking several vehicles off road. There is a DOUBLE GARAGE which has wooden opening doors, two double glazed opaque windows to the rear elevation and an adjacent STOREROOM with wooden opening doors. There are two gated entrances to the REAR GARDEN which has a wrap around paved patio, extensive lawn, provision for a pond, established planting areas and a fence to the boundary.

The ANNEXE is accessed from the side gate and has a wooden door, radiator and a staircase rising to the LIVING ROOM. This has a double glazed window to the front elevation, two radiators, an electric fire and surround and double glazed French doors onto the BALCONY which has metal railings. The KITCHEN has fitted wall and base units with complementary work surface with inset single drainer sink unit and mixer tap, integrated oven with hob and extractor, plumbing for a washing machine, double glazed window to the front elevation and radiator. The DOUBLE BEDROOM has a double glazed window to the front elevation, loft access and radiator. The SHOWER ROOM has a cubicle, low level WC, pedestal wash hand basin, radiator, double glazed opaque window to the side elevation and radiator.

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

Broadband – Ofcom checker shows Standard / 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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Offers In The Region Of
£825,000

EPC:

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.



23 GREENHILL GARDENS WOMBOURNE



HOUSE: 208.3sq.m. 2242sq.ft.
GARAGE/STORE ROOM: 38.2sq.m. 412sq.ft.
TOTAL: 246.5sq.m. 2654sq.ft.

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



