



68 Sandringham Road, Wombourne, Wolverhampton, WV5 8EF

BERRIMAN
EATON

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This is an immaculately presented and extended three bedroom semi-detached property occupying a very generous plot with a south facing large garden which backs onto the beautiful Wombrook Walk. There is a detached double garage and a vast amount of off road parking. The internal accommodation briefly comprises a porch, entrance hall, lounge, open plan kitchen and family room with utility/wc to the ground floor. To the first floor there are three generous bedrooms and a family bathroom fitted with a stylish white suite. The property benefits from central, heating and double glazing.

EPC : C
WOMBOURNE OFFICE

LOCATION

Sandringham Road is a popular location, close to the amenities afforded on Planks Lane and within convenient travelling distance to Sainsburys and Wombourne village which includes a variety of eateries, florists, dentists and doctors surgeries and a local vet. Public transport can be found in Wombourne village and there is convenient travelling to the more extensive facilities afforded by Wolverhampton City Centre, Dudley and Stourbridge. There are schools catering for all age groups and Wombourne High School and Westfield Community Primary School are within walking distance.

DESCRIPTION

This is an immaculately presented and extended three bedroom semi-detached property occupying a very generous plot with a south facing large garden which backs onto the beautiful Wombrook Walk. There is a detached double garage and a vast amount of off road parking. The internal accommodation briefly comprises a porch, entrance hall, lounge, open plan kitchen and family room with utility/wc to the ground floor. To the first floor there are three generous bedrooms and a family bathroom fitted with a stylish white suite. The property benefits from central, heating and double glazing.

ACCOMMODATION

The PORCH has a composite door with opaque inserts, a double glazed window to the front elevation, tiled floor and a door into the ENTRANCE HALL which has a staircase rising to the first floor landing with a storage cupboard beneath, spotlights and radiator. The LOUNGE has a double glazed window to the front elevation and radiator. The FAMILY AREA has double glazed French doors onto the rear garden, double glazed window to the side elevation, tiled floor and is adjacent to the KITCHEN which is fitted with a range of high quality wall and base units with complementary work surfaces with inset sink and mixer tap. There are double glazed windows to the rear and side elevations and a range of integrated appliances including oven, microwave, ceramic hob, dishwasher, fridge and freezer. There is a radiator and spotlights. The UTILITY has a low level WC, fitted worksurface with plumbing and space for a washing machine and tumble dryer beneath, a storage larder to the side which houses the wall mounted central heating boiler. There is a double glazed opaque window to the rear elevation.

The staircase rises to the FIRST FLOOR LANDING which has a large loft access with a pull down ladder and a storage cupboard. The BATHROOM is fitted with a white suite which comprises a bath, separate cubicle, low level WC vanity wash hand basin and mixer tap, double glazed opaque window to the rear elevation, part tiling to the walls and tiled floor, spotlights and a radiator. DOUBLE BEDROOM 1 has a double glazed window to the front elevation and radiator. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation and radiator. BEDROOM 3 has a double glazed window to the front elevation and radiator.

OUTSIDE

To the front of the property there is a part tarmac and part gravelled DRIVEWAY affording off road parking for many vehicles including larger vehicles such as vans or motorhomes. There is a fenced boundary with a side gate that gives access to the rear garden and a further side gate gives access to a slabbed bin storage area behind the garage. The DOUBLE GARAGE is detached with an electronically operated roller shutter door, a double glazed opaque window to the rear elevation and a UPVC door that leads to the storage area. The REAR GARDEN is a particular feature as it is a generous side with a south facing aspect. There is a paved patio area, extensive lawn with a fenced boundary.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – 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 / Superfast / 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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Lettings Office

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Offers In The Region Of
£399,950

EPC: C

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 Sandringham Road
Wombourne

HOUSE: 99.4sq.m. 1070sq.ft.
 GARAGE: 24.6sq.m. 265sq.ft.
TOTAL: 124sq.m. 1335sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



