



54 Millfields Way, Wombourne, Wolverhampton, WV5 8JQ

BERRIMAN
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Millfields Way is a detached family home with a tarmac driveway, single garage and enclosed rear garden. The internal accommodation briefly comprises entrance hall, living and dining area, fitted kitchen and pantry to the ground floor. To the first floor there are two large bedrooms (which could be turned back into three bedrooms) and modern shower room. The property benefits from central heating, double glazing and no upward chain.

EPC : TO FOLLOW
WOMBOURNE OFFICE

LOCATION

Millfields Way is situated on the popular Pool House Farm development. There are a range of facilities available within Wombourne village including banks, a library, doctor's surgery and schools together with leisure facilities. There are pleasant walks available along the railway and canal system as well as convenient access to Sainsburys Supermarket and a variety of schools, both primary and secondary.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL is accessed through a UPVC door with decorative opaque and leaded glazed inserts with side panel, there is a staircase which rises to the first floor landing, The LOUNGE AREA has a double glazed bay window to the front elevation, coal effect gas fire with fireplace and marble effect mantle and hearth, radiator and wiring for wall lights. The DINING AREA has a double glazed patio door overlooking the rear garden, radiator and door into the KITCHEN, this is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit and mixer tap, wall mounted central heating Worcester Bosch boiler, integrated double oven, 4 ring hob and pull out extractor, space for fridge, radiator, understairs pantry area, double glazed window to the rear elevation and UPVC double glazed door to the side passage.

To the FIRST FLOOR LANDING there is a double glazed window to the side elevation, airing cupboard housing the hot water tank and loft access. The PRINCIPAL BEDROOM has a dressing area (former 3rd bedroom), two double glazed windows to the rear elevation, two radiators and a range of fitted wardrobes. DOUBLE BEDROOM 2 has a double glazed window to the front elevation and radiator. The SHOWER ROOM has a double walk in cubicle with concertina door, electric shower over, heated ladder towel rail, stairs recess, pedestal wash hand basin and low level W/C, part tiling to the walls and double glazed opaque window to the front elevation.

OUTSIDE

To the front of the property there is lawned area with a tarmac DRIVEWAY to the side suitable for parking vehicles off road and giving access to a single GARAGE with an elevating door. There is gated access to the REAR GARDEN, this benefits from a paved patio area, lawn 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 C - 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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Lettings Office

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Wombourne Office

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Worcestershire Office

01562 546969

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Offers In The Region Of
£265,000

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.



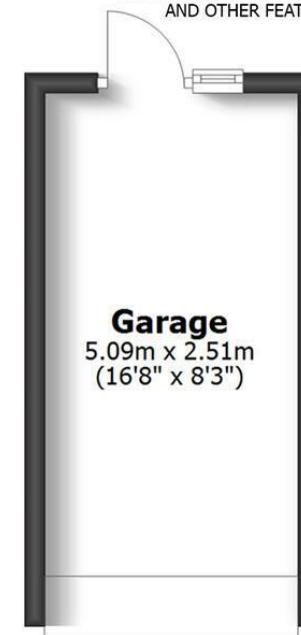
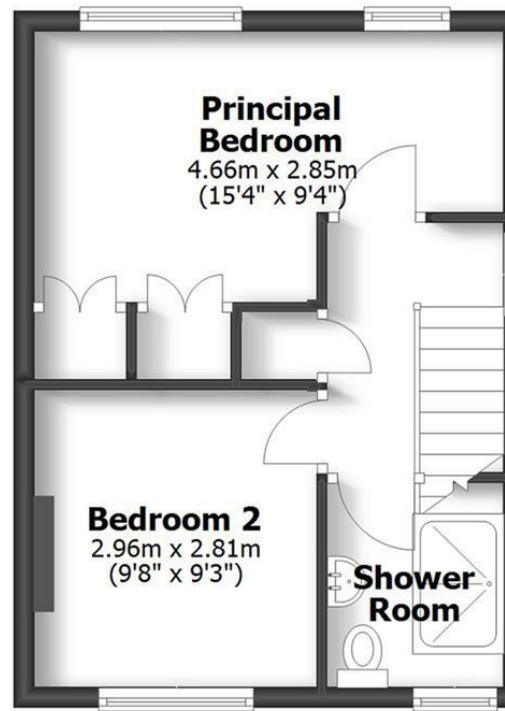
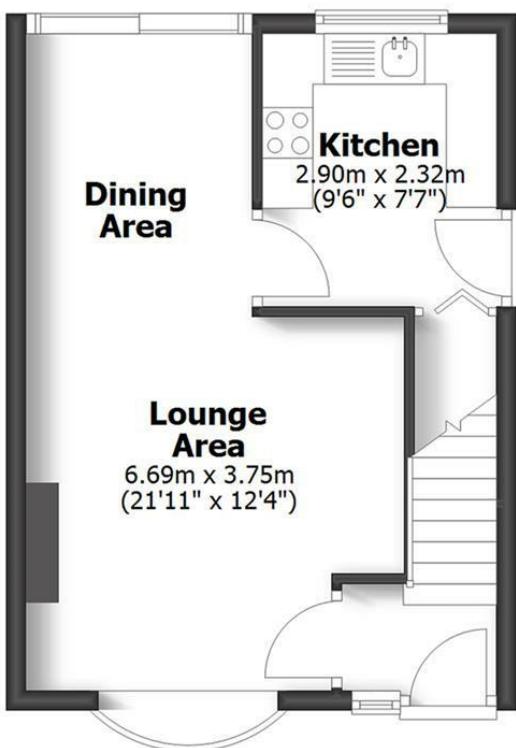
54 Millfields Way Wombourne

HOUSE: 62.5sq.m. 672sq.ft.

GARAGE: 12.8sq.m. 139sq.ft.

TOTAL: 75.3sq.m. 811sq.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

