



23 Quendale, Wombourne, Wolverhampton, WV5 8JZ

BERRIMAN
EATON

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This two bedroom semi-detached property is situated within the favoured residential development of Poolhouse Farm in Wombourne. The ground floor comprises of a living room and kitchen, whilst the first floor offers two double bedrooms and a family bathroom with a white suite. An ideal starter home, or perfect for someone looking to downsize, the property benefits from gas central heating, double glazing, a garage, gardens and a driveway suitable for parking several vehicles off road.

EPC : C
WOMBOURNE OFFICE

LOCATION

Situated on the popular Poolhouse development, there are two local supermarkets located nearby and further facilities and amenities that are available within Wombourne village. There are regular bus routes which transport to Wolverhampton, Merry Hill, Stourbridge and Dudley. For anyone enjoying outdoor pursuits there are picturesque walks along the canal system, railway and Wombrook walk.

DESCRIPTION

This two bedroom semi-detached property is situated within the favoured residential development of Poolhouse Farm in Wombourne. The ground floor comprises of a living room and kitchen, whilst the first floor offers two double bedrooms and a family bathroom with a white suite. An ideal starter home, or perfect for someone looking to downsize, the property benefits from gas central heating, double glazing, a garage, gardens and a driveway suitable for parking several vehicles off road.

ACCOMMODATION

The ENTRANCE HALL is accessed through a UPVC door where a staircase which rises to the first floor landing and a door opens into the LOUNGE wherein sits a double glazed window to the front elevation, with a radiator placed below and a door into the KITCHEN on the opposite side of the room. The kitchen is fitted with a range of wall and base units with complementary work surfaces and an inset one and a half sink drainer with a mixer tap. There is a double glazed door leading to the side passage, and a double glazed window to the rear elevation. There is an integrated oven with ceramic hob and fitted extractor fan, an integrated fridge, a wall mounted central heating boiler, plumbing for a washing machine, spotlights, and a tiled floor.

The staircase rises to the FIRST FLOOR LANDING which has loft access. The BATHROOM is fitted with a white suite which comprises a bath with multi headed shower over and glazed screen, vanity wash hand basin which incorporates the low level WC, double glazed opaque window to the rear elevation, heated ladder towel rail and part panelled and tiled wall. DOUBLE BEDROOM 1 has a range of fitted wardrobes with over head storage, cupboard over the stairs recessed and a further wardrobe adjacent; double glazed window to the front elevation and radiator. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation and radiator.

OUTSIDE

The property is accessed over a small spur driveway serving only three properties, giving access to the DRIVEWAY which has off road parking for several vehicles and which gives access to the side for a detached GARAGE with an elevating door and a side gate to the REAR GARDEN. This has a lawn with a rear patio, fencing to the boundary and a private aspect to the rear backing onto the fields and the Wombrook.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND B – 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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Wombourne Office

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Offers In The Region Of
£240,000

EPC: C

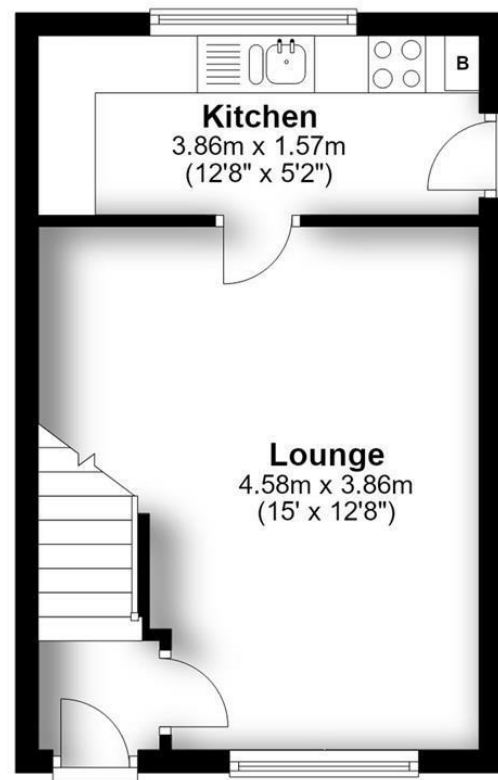
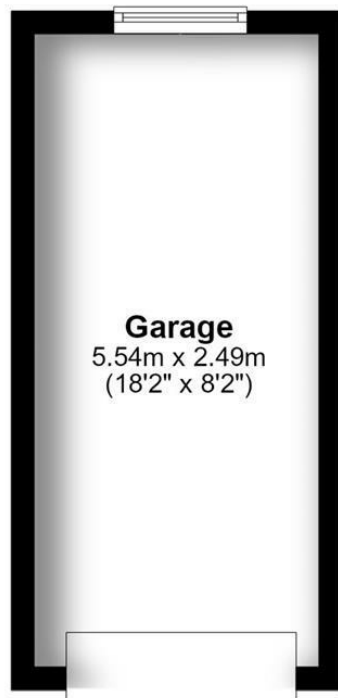
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



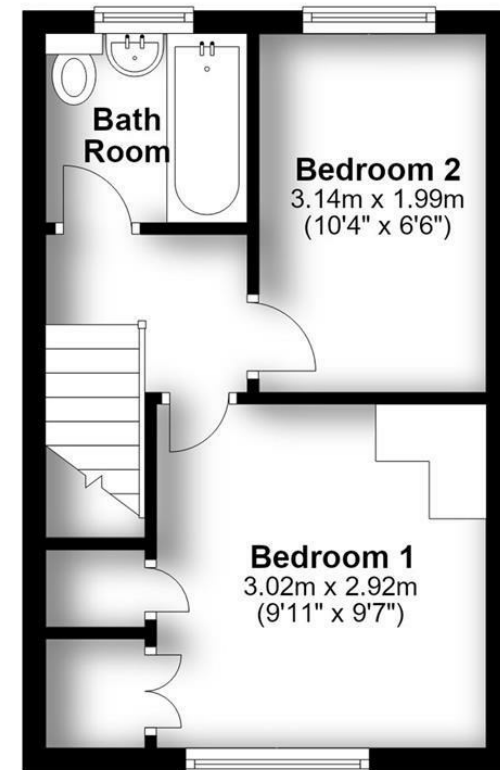
23 Quendale Wombourne

HOUSE: 48.3sq.m. 520sq.ft.
GARAGE: 13.8sq.m. 148sq.ft.
TOTAL: 62.1sq.m. 668sq.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

