



7 Mary Bond Court, Wombourne, Wolverhampton, WV5 8DA

BERRIMAN  
EATON

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Built in 2022, this small development comprises homes ideal for first-time buyers and those looking to downsize. The property benefits from allocated parking and a private rear garden with a timber Summer House, which backs onto Wombourne's canal walk. The internal accommodation briefly comprises an entrance hall, cloakroom/wc, fitted kitchen and lounge to the ground floor. To the first floor there are two double bedrooms and a modern bathroom fitted with a white suite. The property benefits from central heating and double glazing.

EPC : B  
WOMBORNE OFFICE

### LOCATION

Mary Bond Court is an exclusive Development of only 8 two bedroom properties in a private cul de sac location situated just off Ounsdale Road built in 2022. The property is perfectly situated to take advantage of the facilities within the nearby Village as well as the stunning walks along the Canal and Wombrook which are very close by. The property is within walking distance of two Supermarkets and Wombourne High School is further along the road. The closest Primary Schools are Westfield Community Primary School and St Bernadettes Catholic Primary School. The leisure centre is also within walking distance.

### DESCRIPTION

Built in 2022, this small development comprises homes ideal for first-time buyers and those looking to downsize. The property benefits from allocated parking and a private rear garden with a timber Summer House, which backs onto Wombourne's canal walk. The internal accommodation benefits from stylish décor and briefly comprises an entrance hall, cloakroom/wc, fitted kitchen and lounge to the ground floor. To the first floor there are two double bedrooms and a modern bathroom fitted with a white suite. The property benefits from central heating and double glazing.

### ACCOMMODATION

The ENTRANCE HALL is accessed through a composite door with double glazed, leaded opaque decorative inserts; there is a staircase rising to the first floor landing with wooden balustrades and radiator. The CLOAKROOM has a low level WC, wash hand basin and mixer tap, double glazed opaque window to the front elevation, radiator and tiled floor. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces with inset single drainer sink unit with mixer tap, integrated appliances including oven, gas hob, fitted extractor, dishwasher, fridge freezer and plumbing for a washing machine. There is a double glazed window to the front elevation, radiator, spotlights and tiled floor. The LIVING ROOM has double glazed French doors onto the rear garden, double glazed window to the rear elevation, radiator and storage cupboard beneath the stairs.

The staircase rises to the FIRST FLOOR LANDING which has wooden balustrades, loft access and double glazed opaque window to the side elevation. DOUBLE BEDROOM 1 has fitted wardrobes with sliding doors, two double glazed windows to the rear elevation and radiator. DOUBLE BEDROOM 2 has two double glazed windows to the front elevation and radiator. The BATHROOM is fitted with a white suite which comprises a bath with shower over and screen, pedestal wash hand basin with mixer tap, low level WC, heated ladder towel rail, spotlights and tiling to the walls and floor.

### OUTSIDE

To the front of the property there are allocated parking spaces with further visitors spaces adjacent. There is side gated access into the REAR GARDEN which has a full width paved patio area, lawn with inlaid path to the SUMMER HOUSE which has lighting, electric heater, internet connection and power, double glazed window and double glazed French doors. This can be used as a social space or office. There are well stocked borders and fencing to the 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 medium risk

#### Tettenhall Office

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#### Lettings Office

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#### Wombourne Office

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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Offers In The Region Of  
£285,000

EPC: B

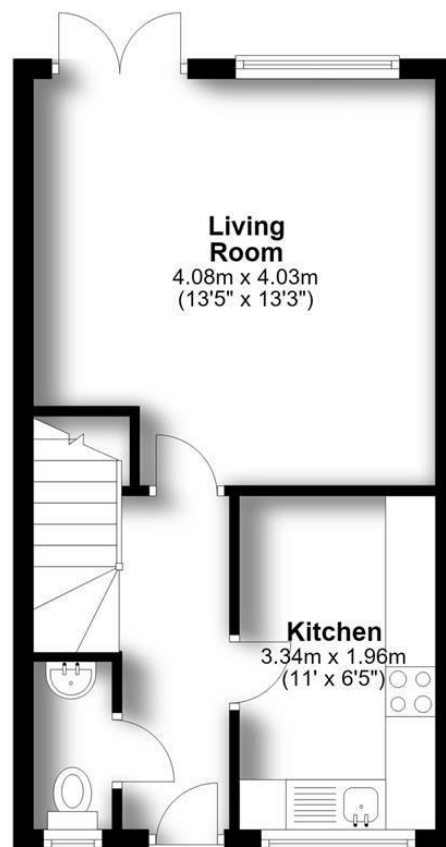
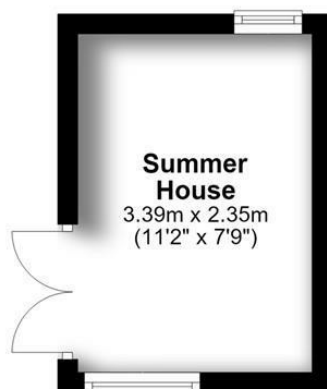
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



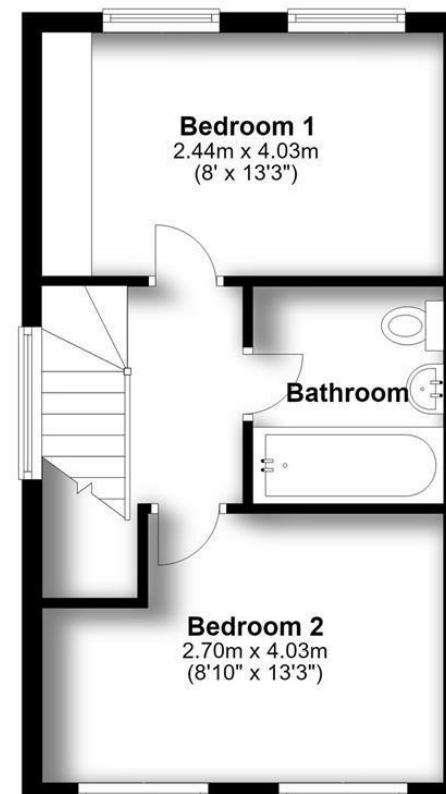
## 7 Mary Bond Court Wombourne

HOUSE: 60.6sq.m. 652sq.ft.  
GARAGE: 8.0sq.m. 86sq.ft.  
**TOTAL: 68.6sq.m. 738sq.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

