



9 Sunny Hill Close, Wombourne, Wolverhampton, WV5 0JD

BERRIMAN
EATON

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This is a large and very well presented detached bungalow offering a corner position at the head of this desirable cul de sac, which benefits from a block paved driveway for multiple vehicles, a detached garage and a multi-dimensional garden. The internal accommodation briefly comprises entrance hall, fitted dining kitchen with laundry area, lounge, principal bedroom with en-suite shower room, three further bedrooms and a shower room. The property benefits from central heating and double glazing.

EPC : D
WOMBOURNE OFFICE

LOCATION

Sunny Hill Close is a small and exclusive cul-de-sac situated just off Redcliffe Drive within walking distance of Wombourne Village centre which provides a wide variety of local amenities and regular public transport services giving convenient access to neighbouring towns and shopping centres. There is a good selection of reputable schools for all ages nearby, with Blakeley Heath Primary School being closest. The property a wealth of scenic countryside walks extremely close by.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL has a composite door with a double glazed window to the front elevation. The KITCHEN/DINING ROOM is fitted with a range of wall and base units with complementary work surfaces with inset single drainer sink unit with mixer tap and central island. There is a space for a Range style oven, log burner, tiled floor, double glazed leaded window to the rear elevation and double glazed French doors onto the rear garden. The LAUNDRY has a double glazed leaded door and double glazed leaded window with plumbing and space for a washing machine and tumble dryer. The LOUNGE has a double glazed leaded window to the front elevation; log burner recessed into the fireplace and a parquet style floor.

The PRINCIPAL BEDROOM has double glazed leaded windows to the front and side elevations, parquet style flooring, radiator and door into the EN-SUITE SHOWER ROOM which has a walk in shower, wash hand basin and mixer tap, double glazed opaque window to the side elevation and tiling to the walls and floor. DOUBEL BEDROOM 2 has a double glazed window to the rear elevation, parquet style flooring and radiator. DOUBLE BEDROOM 3 has a double glazed leaded window to the front and side elevations and radiator. DOUBLE BEDROOM 4 has a double glazed window to the rear elevation and radiator. The SHOWER ROOM has walk in shower, pedestal wash hand basin with mixer tap, low level WC, heated ladder towel rail, double glazed opaque window to the side elevation, tiled walls and spotlights.

OUTSIDE

The property occupies a corner position at the head of the cul de sac and has the benefit of a block paved driveway affording OFF ROAD PARKING for several vehicles as well as a DETACHED GARAGE with an electronically operated roller shutter door and double glazed window. There is a side gate which gives access to the REAR GARDEN which has a lawned area, well planted and stocked borders, fencing to the boundary and steps up to a decking patio area with elevated views and reaches up into the woodlands.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND D – 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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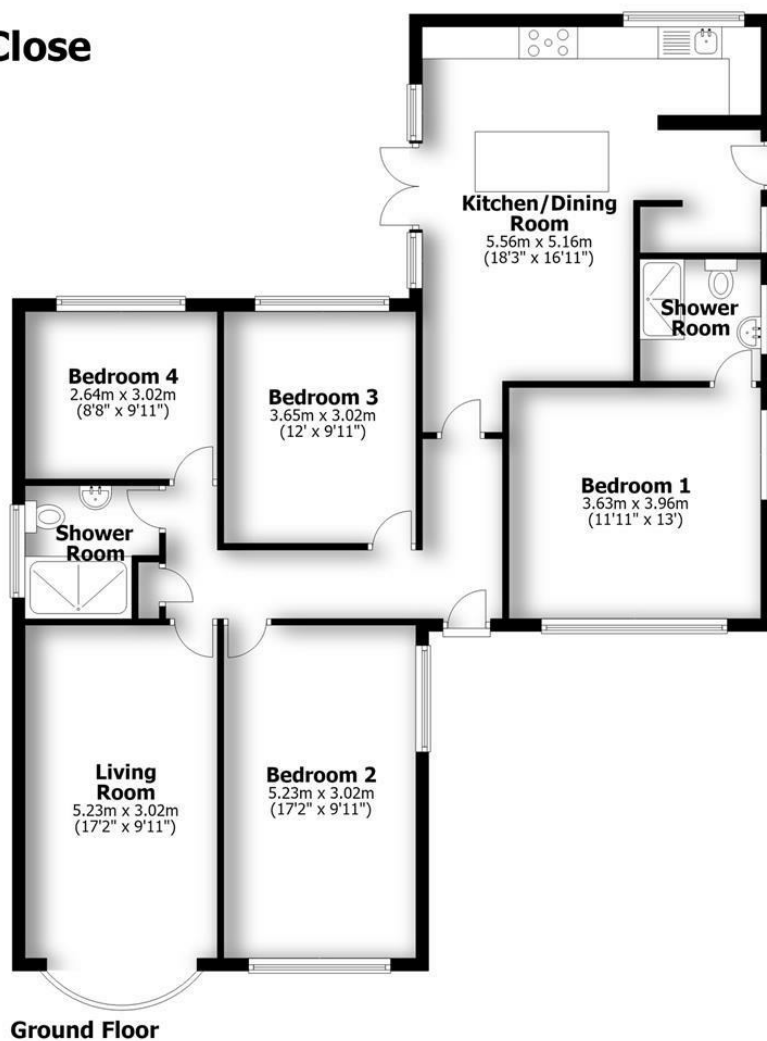
Offers In The Region Of
£520,000

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.



9 Sunny Hill Close Wombourne



HOUSE: 112.5sq.m. 1211sq.ft.
GARAGE: 19.6sq.m. 211sq.ft.
TOTAL: 132.1sq.m. 1422sq.ft.

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

