



WINDMILL BAKERY
Fine Bakers of Homemade Breads and Cakes
01902 895306 www.thewindmillbakery.co.uk

- Fresh bread baked daily on site
- Wedding cakes & celebration cakes
- Hot & cold food freshly prepared
- Corporate & party buffets available

@windmillbakery

rainbow dog rescue
www.rainbowdogrescue.co.uk

CHARITY SHOP

10a Windmill Bank, Wombourne, Wolverhampton, South Staffordshire, WV5 9JD

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A first floor, two bedroom apartment standing at the heart of the village of Wombourne

(EPC: E). WOMBOURNE OFFICE.

LOCATION

Windmill Bank stands right at the heart of the centre of the village of Wombourne which is a highly regarded South Staffordshire village with a comprehensive range of local shopping and leisure facilities including a bank, library, eateries, doctors and dentists. The more extensive amenities of Wolverhampton City Centre, Dudley and Stourbridge are nearby and there is excellent local schooling for all age groups.

DESCRIPTION

10a Windmill Bank is a first floor apartment above Windmill Bakery with separate access at the rear. The internal accommodation briefly comprises entrance foyer, lounge, kitchen, two good sized bedrooms. The property is being brought to the market with the benefit of double glazing, storage heaters and NO UPWARD CHAIN.

ACCOMMODATION

A UPVC door with matching side panel opens into the ENTRANCE HALLWAY with further door with opaque side panel opening into the LOUNGE which has a meter cupboard and hanging rail, double glazed window to the front elevation, wall-mounted electric storage heater, and wiring for ceiling lights. A door leads from the lounge into the KITCHEN which is fitted with cupboards with work surface and tiled splashback, inset 1½ bowl stainless steel sink with drainer and mixer tap, space for appliances including oven, fridge freezer, plumbing for a washing machine, double glazed window to the front elevation and double glazed skylight to the side.

The INNER LOBBY has a raised double glazed window and storage cupboard housing the cold water tank and shelving. The BATHROOM is fitted with a white suite comprising bath with electric shower over and shower attachment, vanity wash hand basin, low-level wc, tiled walls and double glazed windows to the side elevation. BEDROOM 1 has a double glazed window to the front elevation and electric storage heater and BEDROOM 2 is also a good size with a double glazed window to the front elevation and electric storage heater.

OUTSIDE

The apartment has right of access to the CAR PARK. (Details to be confirmed).

TENURE

The property is leasehold and prospective buyers are recommended to verify the details of the lease with their Solicitor.

SERVICES

We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND A - South Staffordshire DC.
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Wombourne office.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

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Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

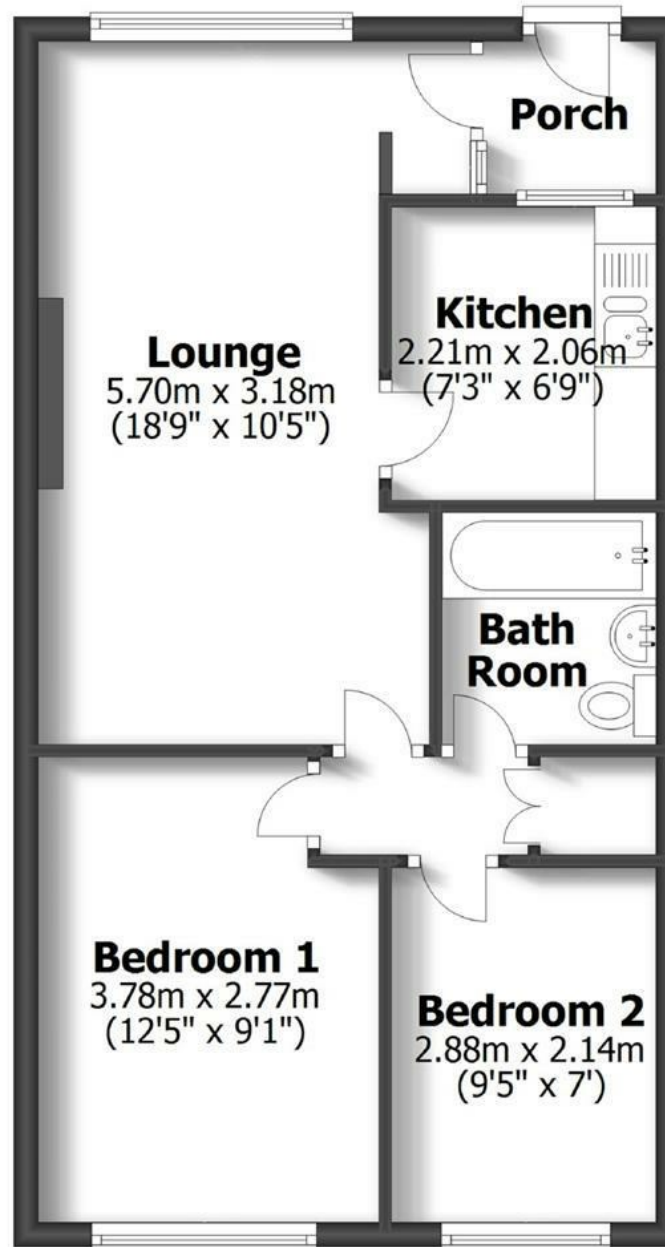
Offers Around
£135,000

EPC: E

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.

**10a WINDMILL BANK
WOMBOURNE**

TOTAL: 47.5sq.m. 511sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



First Floor

