



24 Hazel Grove, Wombourne, Wolverhampton, WV5 9EQ

BERRIMAN
EATON

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This is a well presented three bedroom semi-detached property with off road parking and enclosed private garden. It briefly comprises entrance hall, living room, dining kitchen and cloakroom/wc to the ground floor. To the first floor there are three bedrooms and a bathroom. The property benefits from central heating and double glazing.

EPC : D
WOMBOURNE OFFICE

LOCATION

Hazel Grove is set in an ideal location for easy access to Wombourne village centre with its wide array of amenities and facilities which include shops, doctors and dental surgeries, library, leisure centre and bus services giving access to towns further afield. Bratch Locks and South Staffordshire Railway Walk are within walking distance. Furthermore, the area is well served by schooling of high repute for all age groups. There is a regular bus route close by providing transport links to Wolverhampton, Dudley, Stourbridge and Merry Hill Centre.

DESCRIPTION

Hazel Grove is a well presented three bedroom semi-detached property with off road parking and enclosed private garden. The internal accommodation briefly comprises entrance hall, living room, dining kitchen and cloakroom/wc to the ground floor. To the first floor there are three bedrooms and a bathroom. The property benefits from central heating and double glazing.

ACCOMMODATION

The ENTRANCE HALL is accessed through a composite door, there are stairs leading to the first floor, quarry tiled floor and a radiator. The LIVING ROOM has double glazed window to the front elevation and radiator. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit and mixer tap, integrated oven, hob and extractor hood, space for a fridge/freezer, vertical radiator, spotlights, two double glazed windows overlooking the rear garden and double glazed French doors leading outside. The LOBBY has a UPVC door giving external access, the understairs storage has plumbing for the washing machine and wall mounted central heating boiler. There is a CLOAKROOM which has low level WC, radiator and double glazed opaque window to the rear elevation.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed window to the side elevation and loft access. The BATHROOM is fitted with a white suite which comprises bath with shower over and glazed screen, low level WC, pedestal wash hand basin and mixer tap, double glazed opaque window to the side elevation and heated ladder towel rail. DOUBLE BEDROOM 1 has a double glazed window to the rear elevation and radiator. DOUBLE BEDROOM 2 has a double glazed window to the front elevation and radiator. BEDROOM 3 has a double glazed window to the rear and radiator.

OUTSIDE

To the front of the property there is a gravelled foregarden, block paved driveway and a fenced boundary. The REAR GARDEN has a block paved patio, lawn and gravelled areas with planted borders and fence and hedge 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 B – South Staffordshire DC

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Wombourne office.

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tettenhall@berrimaneaton.co.uk

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Worcestershire Office

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Offers In The Region Of
£230,000

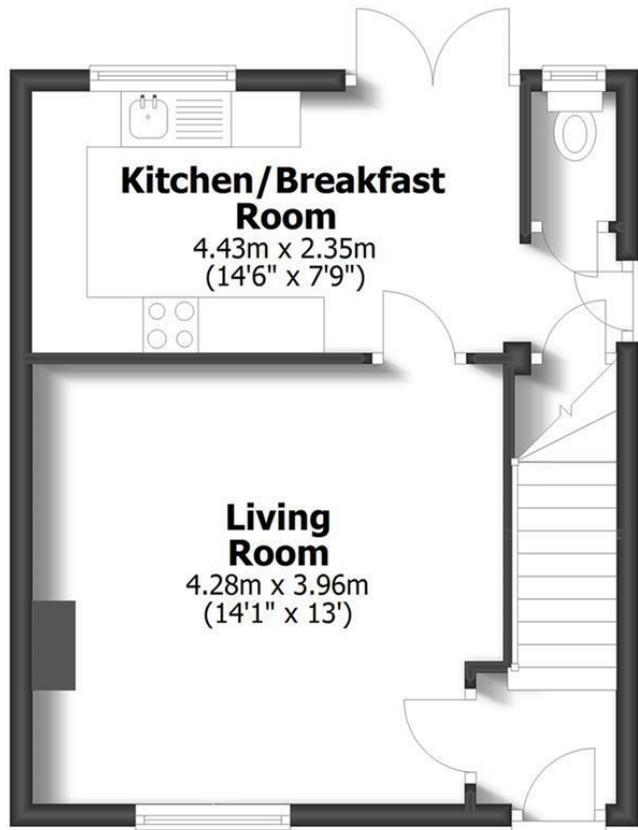
EPC: D

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.

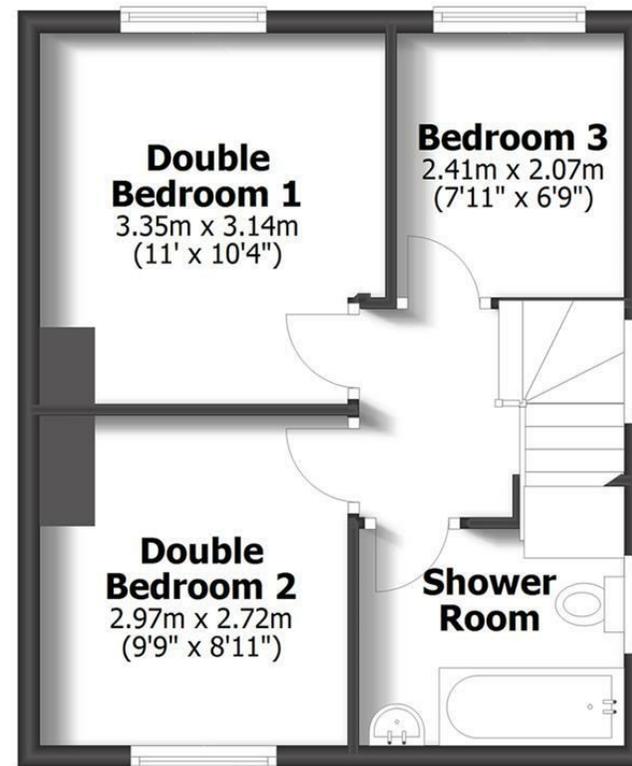


24 Hazel Grove Wombourne

TOTAL: 67.9sq.m. 731sq.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

