



10 Greenhill Gardens, Wombourne, Wolverhampton, WV5 0JB

BERRIMAN
EATON

10 Greenhill Gardens, Wombourne, Wolverhampton, WV5 0JB

This is a charming detached executive detached family home, situated at the end of a private driveway serving only a handful of properties. This enviable plot has a detached double garage, off road parking and a large rear garden overlooking fields. The internal accommodation briefly comprises entrance hall, cloakroom/wc, lounge, dining room, office, conservatory and dining kitchen to the ground floor. To the first floor there are four double bedrooms with an en-suite to the principal bedroom and a family bathroom. The property benefits from central heating and double glazing.

EPC : C
WOMBOURNE OFFICE

LOCATION

Greenhill Gardens is a highly regarded cul de sac located at the top of Sytch Lane. It is situated within walking distance of the Village and has convenient access to the A449 which allows commute access into Wolverhampton, Sedgley, Dudley & Stourbridge. There are two Supermarkets on the Bridgnorth Road and further shops located on Common Road as well as a regular bus stop. Blakeley Heath Primary School is located close by with Wombourne High School being within suitable travelling distance.

DESCRIPTION

This is a charming detached executive detached family home, situated at the end of a private driveway serving only a handful of properties. This enviable plot has a detached double garage, off road parking and a large rear garden overlooking fields. The internal accommodation briefly comprises entrance hall, cloakroom/wc, lounge, dining room, office, conservatory and dining kitchen to the ground floor. To the first floor there are four double bedrooms with an en-suite to the principal bedroom and a family bathroom. The property benefits from central heating and double glazing.

ACCOMMODATION

The ENTRANCE HALL has a wooden door, staircase with wooden balustrades rising to the first floor landing and door into the CLOAKROOM which has a low level WC and wash hand basin. The OFFICE has a double glazed window to the rear elevation and a radiator. The LOUNGE has double glazed French doors onto the rear garden, double glazed window to the front elevation, wiring for wall lights, gas fire and surround and radiator. The DINING ROOM has double glazed windows to the front and side elevation, radiator and serving hatch into the KITCHEN. This is fitted with a range of wall and base units with complementary work surfaces, inset one and a half sink and drainer with mixer tap. There is an integrated oven with gas hob and fitted extractor, space for a dishwasher and fridge freezer, tiled floor double glazed windows to the rear and side elevations and a door into the CONSERVATORY, which is double glazed with a glass roof, two sets of French doors onto the rear garden, tiled floor with underfloor heating and radiator.

The staircase rises to the FIRST FLOOR LANDING which has double glazed leaded window to the front elevation, airing cupboard which houses the wall mounted central heating boiler and tank. The PRINCIPAL BEDROOM has double glazed window to the front elevation, radiator and door into the EN-SUITE which has a walk in cubicle with multi headed shower, low level WC, pedestal wash hand basin, heated ladder towel rail, double glazed window to the rear elevation and tiling to the walls. DOUBLE BEDROOM 2 has a double glazed window to the front elevation and radiator. DOUBLE BEDROOM 3 has a double glazed window to the rear elevation, fitted bedroom furniture and radiator. DOUBLE BEDROOM 4 has a double glazed window to the rear elevation and radiator. The FAMILY BATHROOM has a bath with shower over and glazed screen, low level WC, pedestal wash hand basin, double glazed opaque window to the rear elevation and radiator.

OUTSIDE

The property occupies a larger than average plot and can be found at the end of the private drive serving only a handful of properties. There is a tarmac DRIVEWAY providing off road parking and access to a DETACHED DOUBLE GARAGE which has an elevating door which has a glazed door and window to the side. There is an established and well planted foregarden with a path leading the front and side with well planted and established borders. There is a path which wraps round into the REAR GARDEN which benefits from a paved patio with wooden pergola, lawn area and a vast array of shrubs and planted areas. Adjacent to this formal lawn is a further plot which was purchased separately by the current owners many years ago, making this one of the largest plots on Greenhill. This contains a greenhouse and shed.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND G – 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 / 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

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

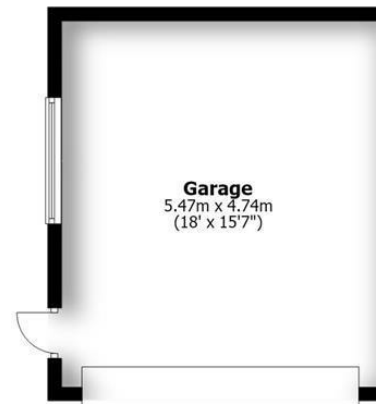
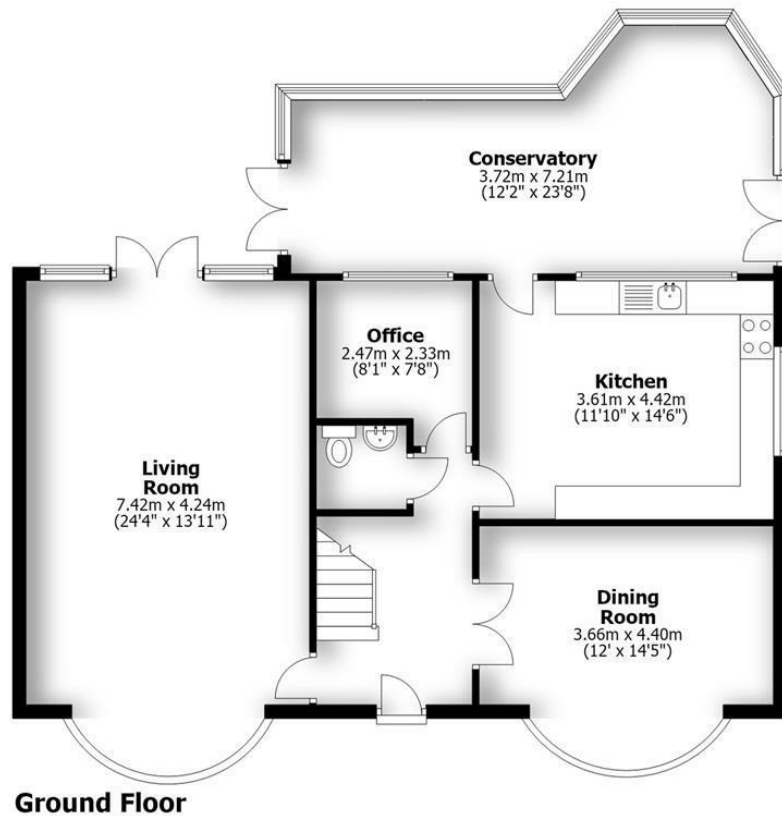
Offers In The Region Of
£775,000

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.



10 Greenhill Gardens Wombourne



HOUSE: 165.0sq.m. 1776sq.ft.
GARAGE: 25.9sq.m. 279sq.ft.
TOTAL: 190.9sq.m. 2055sq.ft.

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

