



2 Pinewood Close, Wombourne, Wolverhampton, South Staffordshire, WV5 0HA

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A semi-detached bungalow in a private cul-de-sac close to Wombourne village

Wombourne Village - 0.4 miles, Wolverhampton - 4.8 miles, Birmingham - 15.0 miles (All distances are approximate) (EPC: D). WOMBOURNE OFFICE.

LOCATION

Pinewood Close is a pleasantly situated cul-de-sac just off Common Road, the bungalow allows good access to Wombourne village where there is a range of facilities including banks, shops, doctors and dentist surgeries as well as the picturesque walks along the Wombrook. There are regular bus services along Common Road giving access to the village and the further, more wide-ranging amenities of nearby towns and villages.

DESCRIPTION

2 Pinewood Close is a semi-detached bungalow occupying a lovely position with off road parking, covered carport and enclosed rear garden. The internal accommodation briefly comprises generous lounge, re-fitted kitchen, large conservatory, shower room and two bedrooms. There has been some cosmetic updating recently undertaken and the property has the benefit of central heating and double glazing and is being brought to the market with NO UPWARD CHAIN.

ACCOMMODATION

A CARPORT with polycarbonate roof leads to the UPVC entrance door with opaque glazed inserts and double glazed leaded opaque side panel into the HALLWAY with storage cupboard with coat hooks, and loft access. The SHOWER ROOM is fitted with a shower cubicle, vanity wash hand basin, low level wc, chrome heated ladder towel rail, double glazed leaded opaque window to the side elevation, tiled floor and walls. The DOUBLE BEDROOM has a double glazed window to the rear elevation, a range of fitted bedroom furniture including wardrobes, bedside table, dressing table and storage cupboard with shelves and hanging. BEDROOM 2 has a double glazed window to the front elevation.

The LOUNGE has a double glazed and leaded bay window to the front elevation, marble-effect fireplace surround housing coal-effect electric fire, wiring for ceiling lights and door into the KITCHEN which is fitted with a range of wall and base units with complementary work surfaces, inset stainless steel single drainer sink unit with mixer tap, integrated double oven with four-ring gas hob and extractor over, space for a fridge freezer, tiled floor, storage cupboard housing the meters and storage cupboard housing the wall-mounted Vaillant gas-fired central heating boiler. A double glazed door with opaque toplights opens into the CONSERVATORY which is brick-built with double glazed windows to two elevations, polycarbonate roof, double glazed door opening onto the rear garden and a fitted work surface with storage under.

OUTSIDE

To the front of the property there is off-street parking for several vehicles over a tarmac driveway, there is a foregarden which is landscaped for low maintenance and is gravelled with a dwarf wall to the boundary.

Under the carport a wooden gate leads into the REAR GARDEN with paved path around the conservatory and up to the hardstanding for a garden shed, lawn and planted borders and fencing to the boundary.

SERVICES

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

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Wolverhampton
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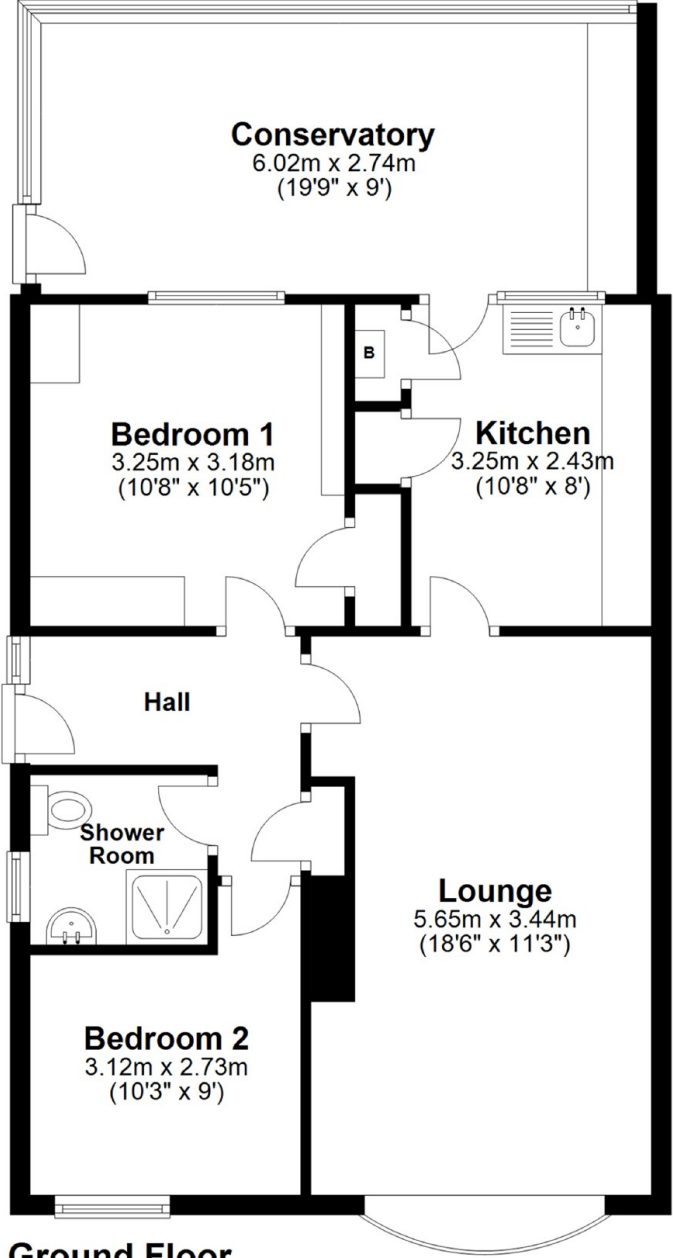
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Offers around
£250,000

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.

2 PINWOOD CLOSE
WOMBOURNE



Ground Floor

TOTAL: 73.9sq.m. 796sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



