



54 Ounsdale Road, Wombourne, Wolverhampton, South Staffordshire, WV5 8BH



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A traditionally appointed and well presented detached house occupying a sizeable corner plot standing within convenient distance of Wombourne village centre and the popular Staffordshire Railway Walk

(EPC: E). WOMBOURNE OFFICE.

LOCATION

Ounsdale Road is a well-known, sought after address within easy and level walking distance of the centre of the fashionable Wombourne village with its wide array of shopping facilities, a library, bank, hairdressers, doctors and dentists surgeries together with easy access to Sainsburys Supermarket. It is conveniently situated for reputable schooling for all age groups and there is a leisure centre nearby at Wombourne High. Furthermore, there are country walks nearby at Bratch Locks, Wom Brook and the popular Staffordshire Railway Walk.

DESCRIPTION

54 Ounsdale Road is a traditionally appointed detached family home occupying a sizeable corner plot with ample off road parking and an enclosed rear garden. Internally the accommodation comprises lounge with separate dining room, extended breakfast kitchen, cloakroom/wc and utility area to the ground floor. To the first floor there are three good sized bedrooms and family bathroom. There is a further staircase leading to a loft room/home office with further storage room. The property benefits from central heating and double glazing.

ACCOMMODATION

An open, tile-hung PORCH with pitched roof leads through a UPVC door with opaque leaded inserts and small side panels into the ENTRANCE HALLWAY with staircase with wooden balustrades and decorative banisters rising to the first floor landing, open understairs with storage cupboards, decorative ceiling rose and double glazed window to the side. The LOUNGE has a triple glazed bay window to the front of the property and double glazed window to the side, open fireplace with wooden surround and tiled slips and hearth, decorative corning, plaster wall mouldings, decorative ceiling rose and double folding doors lead into the DINING ROOM which has a double glazed sliding patio door onto the rear garden, Coalbrookdale-style fireplace, decorative coving, decorative ceiling rose and wooden flooring. There is a door into the KITCHEN / BREAKFAST ROOM and the kitchen is fitted with a range of wall and base units with complementary work surfaces, 1½ bowl sink and drainer with stainless steel mixer tap, feature single glazed stained glass opaque leaded arched window to the side elevation, integrated double oven set in an exposed brick stack with storage above, gas hob, space and plumbing for a dishwasher, space for fridge freezer, double glazed French

doors onto the rear garden, part-tiled walls and tiled floor. The INNER LOBBY has a double glazed window to the side elevation and a double glazed door to the rear garden, tiled floor, downstairs TOILET with low-level wc, fitted wash hand basin, double glazed opaque window to the side elevation, tiled floor and LAUNDRY AREA with concertina door, plumbing for a washing machine, tiled floor and double glazed opaque window to the rear elevation.

The staircase rises to the first floor LANDING with double glazed window to the side elevation. The BATHROOM is fitted with a white suite comprising bath with shower over, wash hand basin with stainless steel mixer tap, low-level wc, large chrome heated ladder towel rail, double glazed opaque window to the rear elevation, tiled walls and laminate flooring. The PRINCIPAL BEDROOM has a triple glazed window to the front elevation and BEDROOM 2 has a double glazed window to the rear elevation and has been partitioned for understairs storage and the staircase rising to loft room. BEDROOM 3 has a triple glazed window to the front elevation.

The second staircase with wooden balustrades either side rises to the LOFT ROOM which has been converted to be used as an office with two double glazed skylights, wiring for wall lights and step up to a storage area housing the wall-mounted Worcester Bosch central heating boiler.

OUTSIDE

The property is approached over a large, gravelled driveway affording off-street parking for several vehicles. There is a brick boundary wall to the front and fencing to the side.

There is side gated access to the REAR GARDEN with block-paved patio with side steps leading up to a further raised patio, small lawned area, hardstanding for a shed which could allow vehicular access should buyers so wish, fencing to boundary.

SERVICES

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

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EPC: E

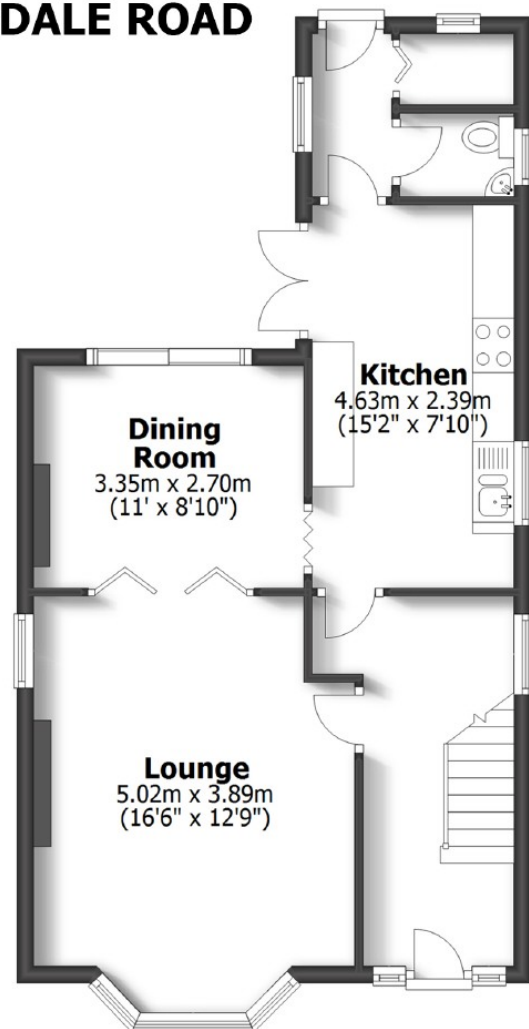
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



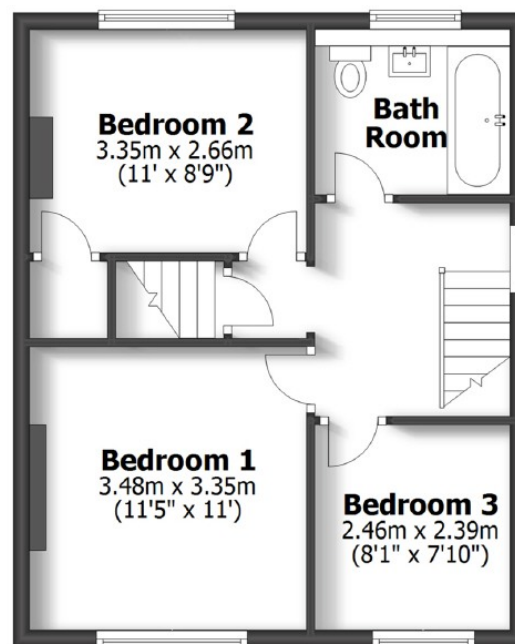
**54 OUNSDALE ROAD
WOMBOURNE**

HOUSE: 95.1sq.m. 1024sq.ft.
 LOFT: 28.9sq.m. 311sq.ft.
TOTAL: 124sq.m. 1335sq.ft.

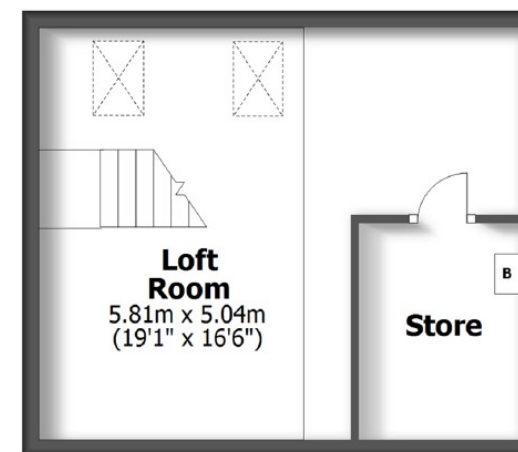
INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor



Loft

