



4 Silverwood, Wombourne, Wolverhampton, South Staffordshire, WV5 8AB



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A spacious, detached family house with detached double garage and enclosed rear garden offering well proportioned and maintained accommodation with views to the front over the canal, standing in a modern, sought after development within easy reach of the fashionable village of Wombourne.

(EPC: C). WOMBOURNE OFFICE.

LOCATION

Silverwood is an exclusive cul-de-sac development of only a handful of properties just off Ounsdale Road. Wombourne village itself provides a wide range of amenities including shops, banks, a library and doctors surgery. There are schools catering for all age groups and bus services which provide access to towns further afield. Within the village green there is a cricket, tennis and bowls club.

DESCRIPTION

4 Silverwood is a spacious detached family home with a detached double garage and enclosed rear garden, set into the hill, affording a high degree of privacy with further elevated views to the front across the canal. The internal accommodation briefly comprises lounge, dining room, study, downstairs w/c, dining kitchen and separate utility room to the ground floor. To the first floor there are two double bedrooms with ensuites, and family bathroom and two further double bedrooms. The property benefits from central heating and double glazing. There is a small management charge payable to Silverwood Residents Limited of £15 per month.

ACCOMMODATION

A door with opaque leaded inserts opens into the ENTRANCE HALLWAY with staircase rising to the first floor landing. The CLOAKROOM has wc, wash hand basin, double glazed opaque leaded window to the side elevation and tiled floor. There is an OFFICE with double glazed leaded window to the front elevation, and understairs storage cupboard with hanging rail. The LOUNGE has a wooden fireplace surround housing a pebble-effect gas fire with hearth and mantle, wiring for wall lights, and a double glazed leaded window to the front elevation. The DINING ROOM has double glazed leaded French doors leading out onto the garden. The DINING KITCHEN is fitted with a range of high-quality wall and base units with complementary work surfaces, inset stainless steel 1½ bowl sink and drainer with mixer tap, five-ring gas hob with fitted chimney extractor over, double oven with pan-warmer, integrated dishwasher, integrated fridge freezer, tiled splashback, downlights, tiled floor and door into the UTILITY ROOM which has co-ordinating wall and base units with fitted work surface, single drainer sink unit with mixer tap, enclosed wall-mounted Worcester Bosch central heating boiler, plumbing for a washing machine and space for a tumble dryer, tiled splashback, tiled floor, extractor and double glazed door to the rear garden.

The staircase with wooden balustrades rises to the first floor LANDING with double glazed opaque leaded window to the side elevation, airing cupboard housing the mega-flow system, and loft access. The BATHROOM is fitted with a white suite comprising bath with shower over and glazed screen, pedestal wash hand basin, low-level wc, chrome heated ladder towel rail, part-tiled walls and floor and double glazed opaque window to the side elevation. The PRINCIPAL BEDROOM has a double glazed leaded window to the front elevation enjoying panoramic views from its elevated position over the canal, two double fitted wardrobes and ENSUITE with walk-in, curved shower cubicle, pedestal wash hand basin, low-level wc, double glazed opaque window to the side elevation, chrome heated ladder towel rail, part-tiled walls and tiled floor. BEDROOM 2 has double glazed and leaded window to the rear elevation and double fitted wardrobe, and an ENSUITE with shower cubicle, low-level wc, pedestal wash hand basin, tiled walls and flooring, and double glazed opaque leaded window to the rear elevation. BEDROOM 3 has a double glazed leaded window to the rear elevation and fitted storage cupboard and BEDROOM 4 is currently being used as a playroom with double glazed leaded window to the front elevation.

OUTSIDE

The property occupies a spacious plot with a large, block-paved driveway affording off-street parking for several vehicles and giving access to a DETACHED DOUBLE GARAGE with two elevating doors, double glazed courtesy door to the side and wiring for an external charger for electric car (charger not included).

There is a small foregarden with paved access to the front door and side access to the REAR GARDEN which has a full-width paved patio, lawn, shale path to a further patio, fencing to the boundary and established planted borders. The garden has a private aspect as the bank is to the rear. The bank itself rises steeply and can be cultivated should buyers so wish.

SERVICES

We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND F - South Staffordshire DC.
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Wombourne office.
MANAGEMENT CHARGE payable to Silverwood Residents Limited of £15 per month.

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Offers around
£450,000

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.



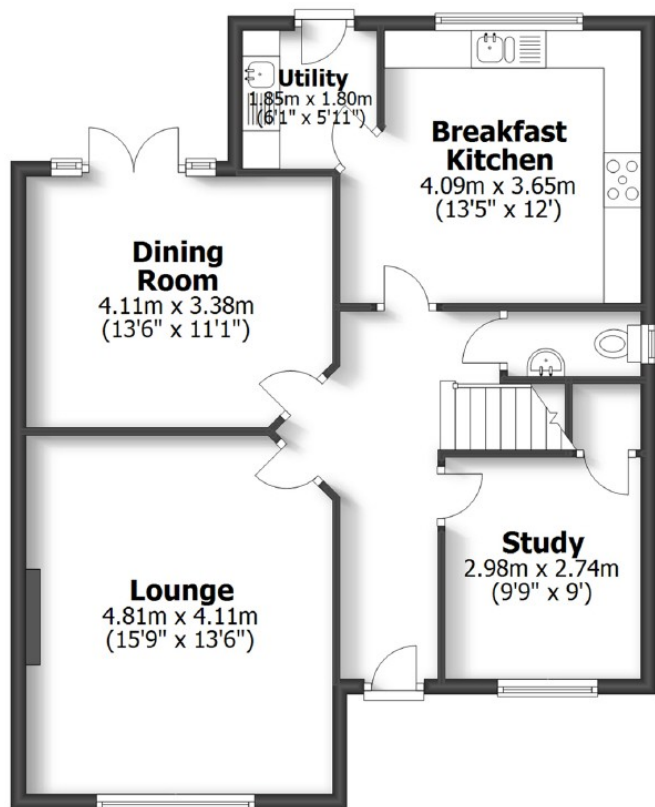
4 SILVERWOOD WOMBOURNE

HOUSE: 142.9sq.m. 1538sq.ft.

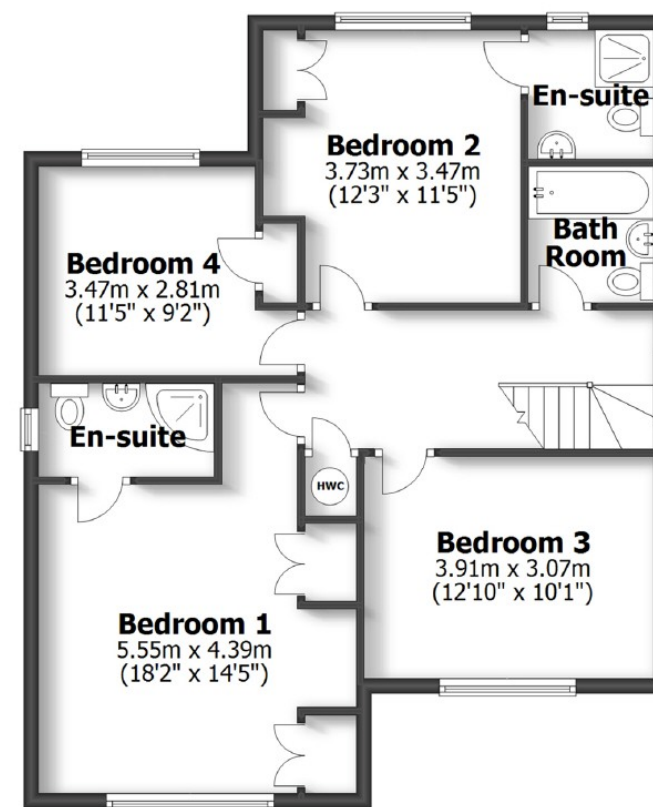
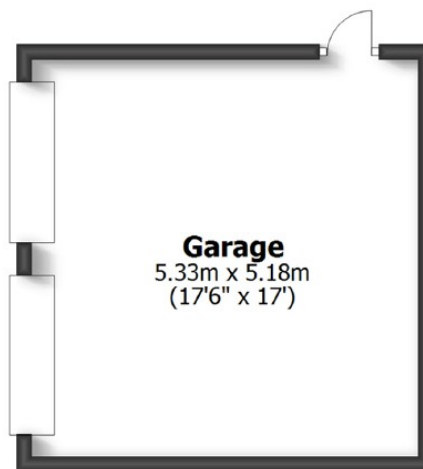
GARAGE: 27.6sq.m. 298sq.ft.

TOTAL: 170.5sq.m. 1836sq.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

