



24 Bridgnorth Road, Wombourne, Wolverhampton, South Staffordshire, WV5 0AA

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A detached family house set behind a generous, gated frontage offering well proportioned accommodation standing in a sought after and convenient situation

(EPC: D). WOMBOURNE OFFICE.

LOCATION

Bridgnorth Road is within convenient travelling distance of the fashionable village of Wombourne with its wide range of facilities including shopping, a library, doctors and dentist surgeries and eateries and there are regular bus services available on Common Road giving convenient access to the wider variety of amenities afforded by Wolverhampton City Centre, Dudley and Stourbridge. Furthermore, the area is well served by a wide variety of reputable schools nearby.

DESCRIPTION

24 Bridgnorth Road is a detached family home with a generous, gated frontage affording off road parking for several vehicles and an established rear garden. The internal accommodation briefly comprises dining hall, open lounge with dining area, conservatory, fitted kitchen and separate utility room to the ground floor. To the first floor there are three double bedrooms and a large family bathroom. The property benefits from central heating and double glazing.

ACCOMMODATION

A UPVC ENCLOSED PORCH with leaded windows and opaque glazed door with decorative inserts, meter cupboard and wooden door with leaded glazed inserts opening into the DINING HALL with staircase rising to the first floor landing, and double glazed leaded window to the front elevation. There is a door into the utility and a door into the LOUNGE DINING ROOM which has double glazed and leaded bay window to the front elevation, wooden fireplace surround and mantle with marble hearth housing an electric fire, dado rail, wiring for wall and ceiling lights, and double glazed door and side window into the CONSERVATORY which is of brick and UPVC double glazed construction with polycarbonate roof, Parquet flooring, electric storage heaters and French doors to the garden. The BREAKFAST KITCHEN is fitted with a range of high quality wall and base units with granite work surfaces and tiled splashback, space for a large range-style cooker with chimney extractor over, 1½ bowl sink and drainer with decorative tap, double glazed windows to the rear and side elevations, space for a range of appliances including fridge and dishwasher, spotlights, and storage pantry with shelving. The UTILITY ROOM is fitted with a range of wall and base units

with complementary work surfaces, inset single drainer sink unit with mixer tap, double glazed opaque door to the rear garden, plumbing for washing machine, space for fridge, ceiling skylight, tiled floor, door to the dining hall and INNER LOBBY with UPVC double glazed door to the front elevation with window to one side.

The staircase with wooden balustrades rises from the dining hall to the first floor LANDING with double glazed opaque window to the side elevation, loft access and the loft is boarded. The PRINCIPAL BEDROOM has two sets of fitted wardrobes, decorative downlights, double glazed and leaded window to the front elevation and dado rail. BEDROOMS 2 AND 3 are also double in size with double glazed and leaded window to the front and double glazed window to the rear respectively. The large FAMILY BATHROOM is fitted with a white suite comprising vanity wash hand basin, low-level wc, large bath with mixer tap, separate shower cubicle with multi-head shower and glazed screen, large chrome heated ladder towel rail, three double glazed opaque windows to the rear elevation, tiled floor and part-tiled walls and fitted storage cupboard.

OUTSIDE

The property stands well back from the road behind a large, gated block-paved driveway affording off-street parking for several vehicles, there are established and well planted borders, lawn, fencing to one boundary and brick wall to the other.

Access to the REAR GARDEN is through the utility and has a gravelled patio area. The garden is very well maintained and has a large lawn with established, planted borders, beautiful magnolia, decked patio area to the rear, hardstanding for a greenhouse and shed/summerhouse, and fencing to the boundary.

SERVICES

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

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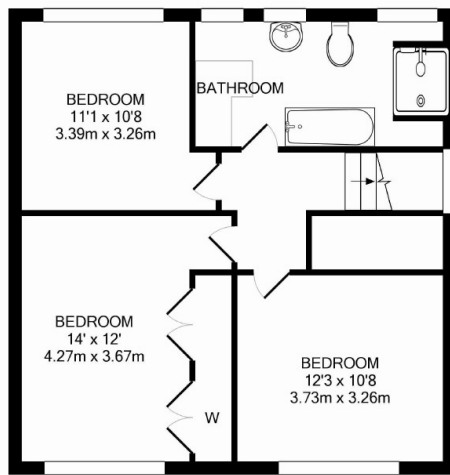
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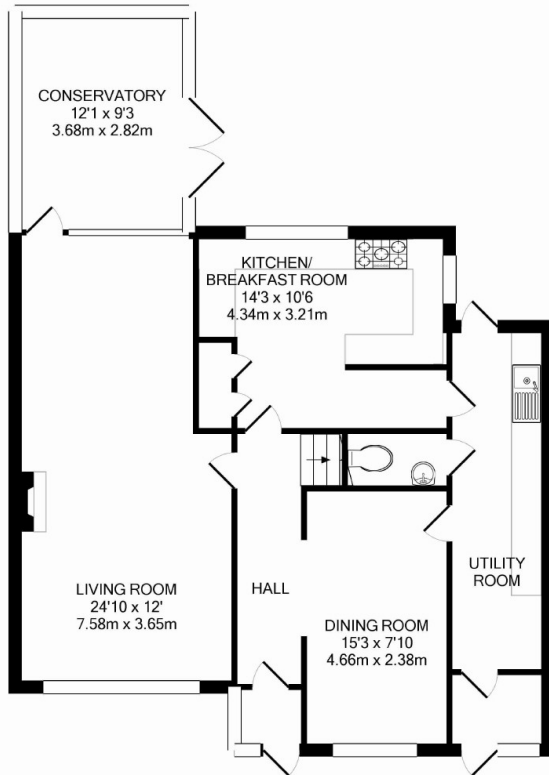
Offers around
£350,000

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.



1ST FLOOR



GROUND FLOOR

24 BRIDGNORTH ROAD
 TOTAL APPROX. FLOOR AREA 1457 SQ.FT. (135.4 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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