



36 Holbeache Road, Wall Heath, Kingswinford, Dudley, West Midlands, DY6 0HE



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An immaculately presented extended detached family home which is situated in this most sought after location.

Kingswinford 0.8 miles, Dudley 4.6 miles, Wolverhampton 6.0 miles, Birmingham 15.0 miles (All distances are approximate)

LOCATION

The property is conveniently situated with easy access to a range of local amenities in Wall Heath Centre along with a wider range in nearby Kingswinford. The area is well served by a variety of reputable schools for all ages.

DESCRIPTION

36 Holbeache Road has been immaculately maintained and decorated to a high standard and includes the benefits of a modern kitchen and bathroom. An extension to the side and rear provides a useful utility room and garden room which overlooks the garden.

ACCOMMODATION

The property is access through an ENCLOSED PORCH with door leading to the RECEPTION HALL which has oak flooring, stairs rising to the first floor and access to a GUEST CLOAROOM which has a window to the side. The LOUNGE has a walk-in bay window to the front, oak flooring, 2 further windows to the side and a modern recessed contemporary log burner. The DINING ROOM has a Victorian style cast iron fireplace with a wooden surround, oak flooring, window to the side and double French doors to the rear garden. A modern Howdens kitchen is fitted with a range of cream fronted base and wall cupboards with granite worksurfaces above, Belfast sink, breakfast bar, space for a gas fired range cooker and American Style fridge, integrated dishwasher, windows to the side and rear with an archway leading to a matching UTILITY ROOM with sink unit, door and window to the front and a concealed Worcester Central heating boiler. From the utility a door leads to a GARDEN ROOM with double doors and window to the rear.

Stairs from the hall leads to the FIRST FLOOR LANDING which has windows to the side and front, access to an airing cupboard and loft ladder giving access to a boarded LOFT ROOM which has a roof light to the rear. BEDROOM 1 enjoys a large walk-in bay window to the front, further window to the rear and exposed wooden flooring. BEDROOM 2 has windows

to the side and rear and laminate flooring. BEDROOM 3 has a window to the rear and laminate flooring. A luxury BATHROOM is fitted with a white suite and includes a w/c, wash hand basin with vanity cupboard below, corner shower cubicle, roll top bath with a mixer shower attachment and two windows to the side.

OUTSIDE

From the roadside a gravelled driveway leads upto the property with a turning area, shaped lawn with shrub borders and steps leading to the front door. The rear garden enjoys a Southerly aspect with a patio area and steps leading to a shaped lawn with planted borders, ornamental pond with waterfall.

TENURE

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors.

COUNCIL TAX

Dudley Metropolitan Borough Council. BAND: E

SERVICES

Verification should be obtained from your surveyor.

POSSESSION

Vacant possession will be given on completion.

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING

Contact the WOMBOURNE OFFICE

13/15 High Street
Tettenhall
Wolverhampton
WV6 8QS

01902 747744
tettenhall@berrimaneaton.co.uk

22/23 Whitburn Street
Bridgnorth
Shropshire
WV16 4QN

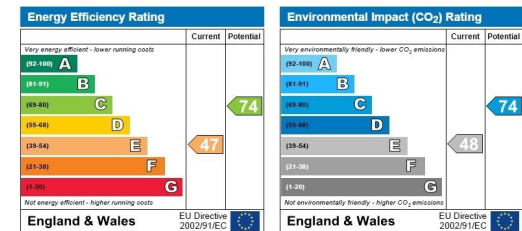
01746 766499
bridgnorth@berrimaneaton.co.uk

High Street
Wombourne
Wolverhampton
WV5 9DP

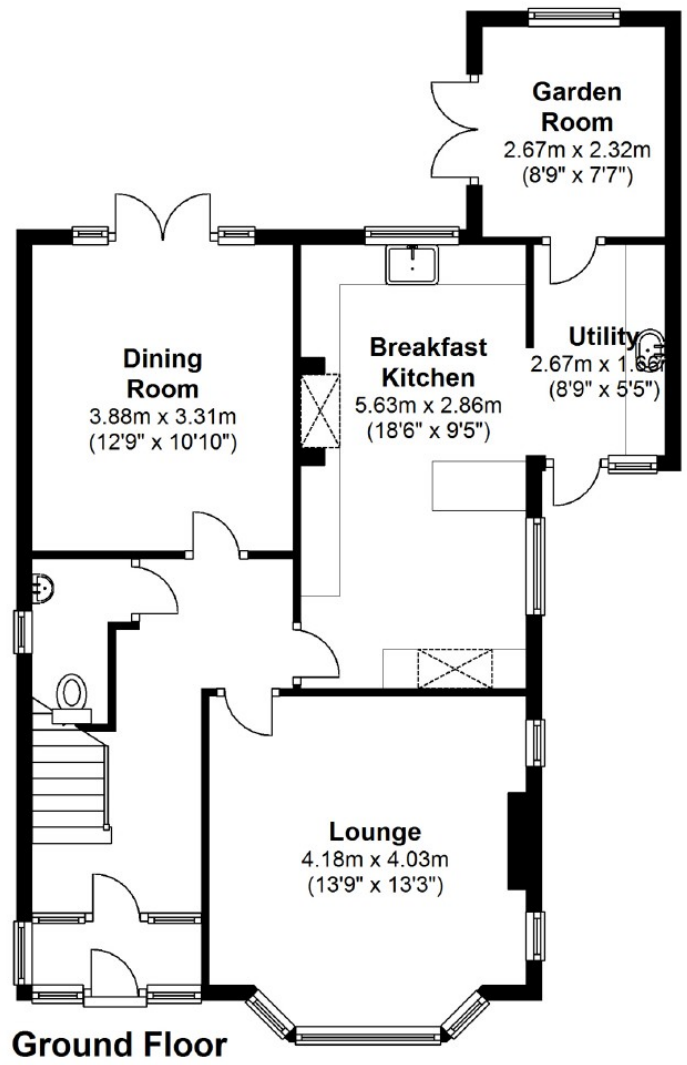
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers around
£339,950



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.



**36 HOLBEACHE ROAD
WALL HEATH**

Approx Overall Floor Area
126.9sq.m 1366sq.ft.

FOR GENERAL GUIDANCE ONLY
NOT TO SCALE

