



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

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A detached bungalow offering well proportioned and completely refurbished accommodation standing in an excellent plot in a popular and convenient address

LOCATION

Ounsdale Road is an established and convenient address within easy walking distance of the wide range of facilities and amenities available in the South Staffordshire village of Wombourne. The area is well served by schooling in both sectors and there are regular bus services to Wolverhampton, Stourbridge and Dudley. Both Westfield Primary and Wombourne High School are within walking distance and St Benedicts being close by.

DESCRIPTION

This detached bungalow has undergone a complete scheme of refurbishment whilst under the current owner's tenure and is presented to an exceptionally high standard. The living spaces are light and airy with further potential to enhance the current footprint, subject to gaining the necessary planning permissions and consents. The property occupies an impressive plot, with the property being set back from the road, having a long driveway providing ample off road parking, tandem garage and a superb rear garden. The property benefits from UPVC double glazing and gas fired central heating with the hot water tank being housed in the loft together with a Polar electric car charging point in the garage. A viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

An ENCLOSED UPVC PORCH with atrium roof and UPVC door with glazed side panels gives access into the HALL with laminate flooring, sunken spotlights and part-glazed double doors into the LOUNGE which has a large UPVC bay window to the front and inset contemporary living flame electric fire. Double doors with glazed side panels open into the ORANGERY with UPVC double doors to the rear patio and a large atrium roof with sunken spotlight perimeter. The KITCHEN is fitted with a range of wall and base units with cupboards and drawers with complementary work surfaces, tiled splashback,

integrated electric oven and hob with extractor hood over, integrated dishwasher, stainless steel sink, UPVC bay window to the front elevation, laminate flooring, door to the garage and access to a walk-in PANTRY with UPVC window to the side.

There is an INNER HALL with store cupboard and sunken spotlights. BEDROOM 1 has UPVC double doors with glazed side panels to the rear patio, BEDROOM 2 also has UPVC double doors to the rear patio and BEDROOM 3 has a window to the side. The HOUSE BATHROOM is fitted with a modern white suite comprising wc, wash hand basin, D-shaped bath with electric shower over, co-ordinating splashback tiling, sunken spotlights, UPVC window to the side and laminate flooring.

OUTSIDE

The property is approached over a tarmac driveway with a brick dwarf walk entrance with hedge screening to the front, shaped lawn, hedge boundary and access to a TANDEM GARAGE with double doors to the front, lights, power points, plumbing for washing machine, wall mounted gas central heating boiler, Polar electric car charging point and UPVC door and window to the rear.

The spacious REAR GARDEN is a generous size with a large timber-decked patio area which leads to a extensive lawned area with hedges 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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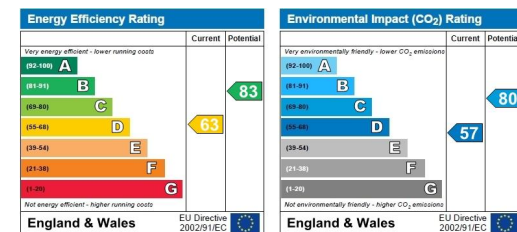
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Offers around
£425,000



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.



78 OUNSDALE ROAD WOMBOURNE



BUNGALOW: 102.2sq.m. 1100sq.ft.
GARAGE: 35.9sq.m. 386sq.ft.
TOTAL: 138.1sq.m. 1486sq.ft.

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

