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Holloway Drive, Wombourne, WV5 0PA

Offers Around
£245,000



Property Description

This delightful three bedroom extended link detached, family home stands within a quiet and pleasant cul-de-sac location within the highly regarded and ever so sought after residential village location of Wombourne. Well placed for local bus services running directly into Wombourne village where an abundance of local amenities are easily to hand including a local supermarket and fantastic playing fields; great for young families. Wombourne includes a vast range of great facilities to include a library, doctor's surgery, local banks and both highly regarded primary and secondary schools including leisure facilities.

Being extremely well presented throughout, this truly is a property deserving to be seen to truly appreciate all it has to offer! Benefiting from central heating and double glazing the accommodation in brief comprises of; Entrance porch and hallway, front sitting room, rear dining room with double doors opening out to a manageable lawn and patio. Noted for its extended kitchen with an abundance of wall mounted cupboard, base/drawer units and various integrated appliances, a utility room, downstairs guest W.C useful study area and garage, complete the ground floor.

To the first floor are three bedrooms, each with fitted wardrobes and family bathroom with white suite. Externally the frontage provided a lawned garden and driveway for various vehicles.

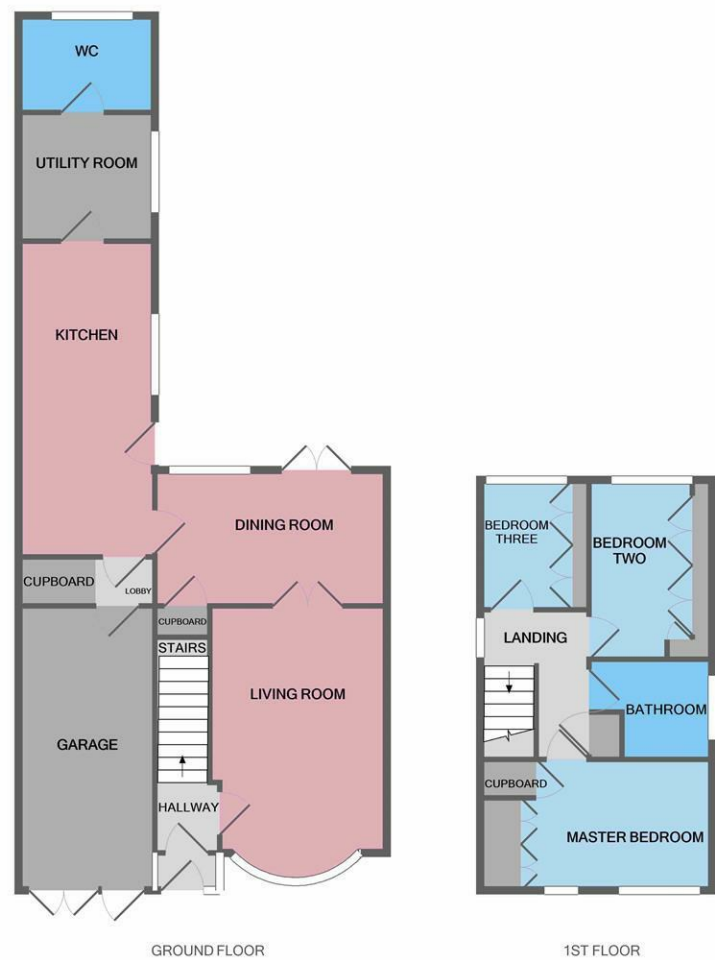
Accommodation

ENTRANCE PORCH	
ENTRANCE HALLWAY	
LIVING ROOM	4.5m x 3.2m (14'9" x 10'5")
DINING ROOM	4.2m x 3.2m (13'9" x 10'5")
EXTENDED KITCHEN	5.7m x 2.4m (18'8" x 7'10")
UTILITY ROOM	2.4m x 2.3m (7'10" x 7'6")
GROUND FLOOR WC	
USEFUL STUDY AREA	
FIRST FLOOR LANDING	
MASTER BEDROOM WITH BUILT IN WARDROBES	4.2m x 2.6m (13'9" x 8'6")
BEDROOM TWO WITH FITTED WARDROBES	3.2m x 2.3m (10'5" x 7'6")
BEDROOM THREE WITH FITTED WARDROBES	2.3m x 1.9m (7'6" x 6'2")
FAMILY BATHROOM	
ATTACHED SIDE GARAGE	5.2m x 2.5m (17'0" x 8'2")

Tenure: Freehold



Floor Plan: Holloway Drive, Wombourne, WV5 0PA



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

DB Roberts Wolverhampton

18 Darlington Street, Wolverhampton, West Midlands, WV1 4HW

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9am - 4pm Sat & 10am - 4pm Sun

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	81

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	77

Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall-to-wall basis. *Maximum measurements are taken at the largest point of the room. We have not tested the services, equipment or appliances in this property; also, please note that any fixture, fitting or apparatus not specifically referred to in these details, is not included in the sale, even if they appear in any internal photographs. You are advised to commission appropriate investigations and ensure your solicitor verifies what is included in the sale, before entering a legal commitment to purchase. While we make our sales details accurate and reliable, DB Roberts & Partners does not give, nor does any officer or employee have authority to give any warranty, as to the accuracy of any statement, written verbal or visual. You should not rely on any information contained in these details when deciding whether to view or purchase.

