



18 Stanham Close, Wombourne, Wolverhampton, South Staffordshire, WV5 9JL

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A well presented, four bedroomed townhouse standing at the head of the cul-de-sac
in a central village location

LOCATION

Stanham Close is situated in the heart of Wombourne village giving easy access to shops, library, and doctor's surgery. There are regular bus services to Wolverhampton City Centre, Dudley and Stourbridge. Nearby is the village green which is home to Wombourne Cricket, Tennis and Bowling Club and for country enthusiasts close by are the South Staffordshire canal and the South Staffordshire Railway Walk. Furthermore, the area is well served by reputable schooling for all age groups.

DESCRIPTION

Built by local builder Kendrick Homes in 2012 this family home occupies a prime position at the head of the cul de sac and benefits from off road, covered parking for several vehicles, garage and enclosed private rear garden. The internal accommodation comprises open plan kitchen dining and living room with separate cloakroom/wc to the ground floor and four bedrooms, ensuite to the principal bedroom and family bathroom to the first floor. The property benefits from central heating, double glazing and is being brought to the market with no upward chain.

ACCOMMODATION

A composite door with small glass insert opens into the ENTRANCE HALLWAY with double glazed and leaded window to the front, staircase with wooden balustrades rising to the first floor landing, store cupboard with hanging rail and downlights and CLOAKROOM with low-level wc, pedestal wash hand basin and part-tiled walls. The LIVING KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset 1½ bowl sink and engraved drainer with stainless steel mixer tap, integrated appliances including dishwasher, double oven, gas hob with chimney extractor over, spaces for a fridge freezer and plumbing for a washing machine, double glazed window to the front elevation, and an archway into the LOUNGE / DINING AREA with double glazed and

leaded window to the front elevation, double glazed French doors, space for an electric fire with wooden surround and marble-effect hearth.

The staircase rises to the first floor LANDING with loft access and airing cupboard housing the water tank and pressurised system. The BATHROOM is fitted with a white suite comprising bath with shower attachment, walk-in curved shower cubicle, pedestal wash hand basin, low-level wc, double glazed and leaded window to the front elevation, tiled floor and part-tiled walls. BEDROOM 1 has a double glazed and leaded window to the front elevation, fitted wardrobes and an ENSUITE with curved shower cubicle, pedestal wash hand basin, low-level wc, part-tiled walls, tiled floor and down lights. BEDROOM 2 has a double glazed and leaded window to the front elevation, sloped ceiling and two separate fitted wardrobes. BEDROOMS 3 AND 4 are a similar size with windows to the front and rear respectively.

OUTSIDE

To the front of the property there is a foregarden, and CARPORT together with a SINGLE GARAGE with elevating door both of which afford off-street parking for several vehicles.

A side gate leads to the REAR GARDEN which is fully paved with well stocked gravel borders, fencing to the boundary, and a double glazed door into the garage. There is a timber canopy creating a fine al fresco seating area, two lantern lights and a bin store to the rear.

SERVICES

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

**13/15 High Street
Tettenhall
Wolverhampton
WV6 8QS
01902 747744**

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Offers around
£375,000

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.



18 STANHAM CLOSE WOMBOURNE

HOUSE: 102.8sq.m. 1106sq.ft.
GARAGE: 14.9sq.m. 160sq.ft.
TOTAL: 117.7sq.m. 1266sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



