



27 The Broadway, Wombourne, Wolverhampton, South Staffordshire, WV5 0HS

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A link-detached, two bedroom bungalow occupying a generous plot in a popular and convenient address

Wombourne Village - 0.6 miles, Wolverhampton - 5 miles, Birmingham - 15 miles (All distances are approximate)

### LOCATION

The Broadway is a popular residential location within walking distance of Wombourne village centre with its wide variety of local shops, facilities and amenities. There is a regular bus route on nearby Common Road which allows access into the Village as well as the neighbouring towns and Cities such as Wolverhampton, Stourbridge, Dudley and the Merry Hill Centre. There is a good selection of reputable schools for all ages along with a well equipped Leisure Centre and a supermarket located on Bridgnorth Road.

### DESCRIPTION

27 The Broadway is a link-detached bungalow occupying a generous plot with a large frontage affording off road parking for several vehicles and lawn, double carport and private, enclosed rear garden. The internal accommodation comprises good sized lounge, galley kitchen, conservatory, bathroom and two double bedrooms. The property benefits from double glazing, heating using a back boiler and is being brought to the market with NO UPWARD CHAIN.

### ACCOMMODATION

A wooden concertina door with single glazed opaque top windows opens into the COVERED CARPORT with a single glazed wooden door opening into the ENTRANCE HALLWAY with loft access. The BATHROOM is fitted with a coloured suite comprising bath, low-level wc, pedestal wash hand basin, heated towel rail, part-tiled walls, single glazed window to the side elevation and airing cupboard housing the hot water cylinder. The PRINCIPAL BEDROOM has wardrobes with sliding mirrored doors, double glazed opaque leaded windows to the front elevation and the SECOND DOUBLE BEDROOM has a double glazed and leaded window to the front elevation.

From the hallway there is access into the large LOUNGE with wall-mounted gas fire and back boiler and sliding double glazed patio doors into the CONSERVATORY with polycarbonate roof, double glazed windows and double glazed sliding patio door leading out onto the garden. The KITCHEN is off the lounge and is fitted with a range of wall and base units with complementary work surfaces, inset stainless steel single drainer sink unit, space for appliances including oven, washing machine and fridge freezer, double glazed window to the rear elevation and single glazed wooden door with opaque glazed side panels to the carport.

### OUTSIDE

The property is approached over a large, block-paved driveway with side lawn giving access to the enclosed DOUBLE CARPORT which has a wooden door and single glazed wire-glass window to the rear elevation. The REAR GARDEN has a full width patio area and steps up to a large lawn. There is fencing to the boundary and planted borders and hardstanding for a shed.

### 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**

tettenhall@berrimaneaton.co.uk

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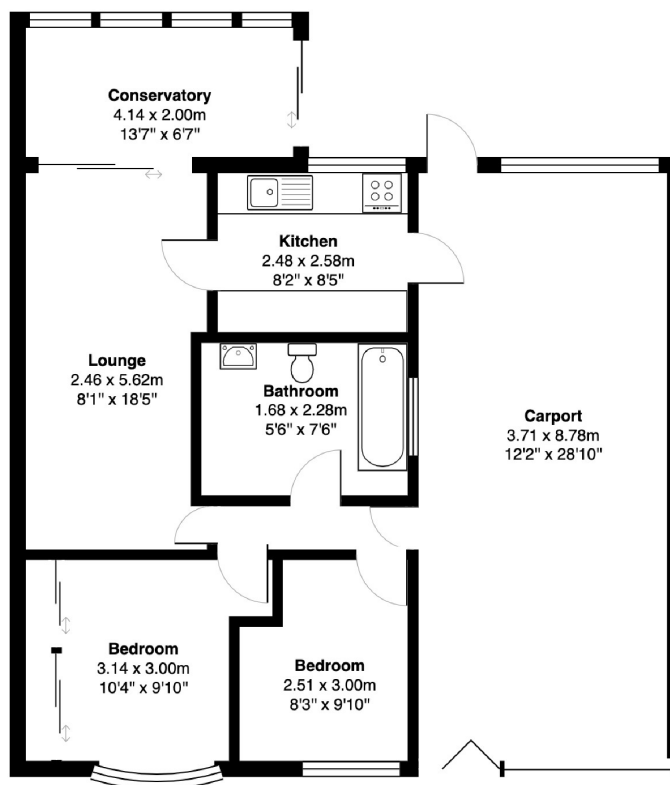
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EPC: E

**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.





Total Area: 60.4 m<sup>2</sup> ... 650 ft<sup>2</sup> (excluding carport)

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

