



18 Millers Vale, Wombourne, Wolverhampton, South Staffordshire, WV5 8HR

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A delightful, well proportioned detached family house considerably and considerably improved by the current vendors

LOCATION

Millers Vale is situated on the popular Pool House development. There is a wide range of facilities available within Wombourne village itself including bank, a library, doctor's surgery and schools together with leisure facilities and a short cut through to Sainsburys. There are pleasant walks available along the Wombrook, railway and canal system. Furthermore there are more extensive amenities afforded by Wolverhampton City Centre, Dudley and Stourbridge are within convenient travelling distance with the closest bus stop being on Brickbridge Lane.

DESCRIPTION

18 Millers Vale is a delightful, well proportioned detached family home which has been considerably improved by the current owners during their tenure. It occupies a generous plot with ample off road parking to front. The garage has been converted and the kitchen relocated within, giving a good sized kitchen/breakfast room. In addition, the ground floor also offers a spacious lounge, separate dining room and conservatory, whilst on the first floor there is an ensuite to the principal bedroom, family bathroom and three further bedrooms. The rear garden has been landscaped using astro turf, has a raised decking area, fully stocked planted borders, hardstanding for a Summer House (which is not included in the sale) and a gate into a private secret garden with lawn, established fence and conifer boundary and vegetable patch.

ACCOMMODATION

A composite entrance door with opaque glazed and leaded inserts opens into the ENTRANCE HALLWAY with staircase rising to the first floor landing and doors to the kitchen and the LOUNGE which has a double glazed bay window to the front elevation, white-painted Adam style fireplace with slate hearth and back housing a pebble-effect electric fire, wiring for wall lights and wooden flooring. A door leads into the DINING ROOM with door into the kitchen, understairs storage cupboard and door into the CONSERVATORY which is of brick and double glazed construction with a pitched polycarbonate roof and double glazed French doors out onto the rear garden. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, space for a large range-style cooker with fitted chimney extractor over, space for a large fridge freezer, circular sink with drainer

and stainless steel mixer tap, space and plumbing for a washing machine and dishwasher, tiled floor, double glazed door to the rear garden with side window and a double glazed bay window to the front elevation.

The contemporary staircase with chrome spindles and polished wood banister rises to the first floor LANDING with airing cupboard housing the wall-mounted central heating boiler and loft access. The FAMILY SHOWER ROOM is fitted with a white suite comprising curved walk-in shower cubicle with large waterfall head, vanity wash hand basin with low-level wc, part-tiled walls, heated ladder towel rail, laminate flooring and double glazed opaque window to the rear elevation. The PRINCIPAL BEDROOM has a double glazed window to the front elevation and ENSUITE BATHROOM which is fitted with a white suite comprising bath with shower over and glazed concertina screen, pedestal wash hand basin, low-level wc, chrome heated ladder towel rail, tile-effect laminate floor, part-tiled walls and double glazed opaque window to the rear elevation. BEDROOM 2 has a double glazed window to the rear elevation and BEDROOM 3 has a double glazed window to the front. BEDROOM 4 has a double glazed window to the front, fitted cupboard with shelving over the stairwell and is currently being used as a study.

OUTSIDE

The property is approached over a gravel and slabbed driveway affording off-street parking for several vehicles and gated side access leads to the REAR GARDEN which has been recently landscaped with astro-turf, decorative stone patio and raised area, hardstanding for a summerhouse (this isn't included in the sale), fencing to the boundary, timber pergola (subject to separate negotiation), and raised sleeper beds. A further gate leads to a SIDE GARDEN which is lawned and has hardstanding for a shed and raised vegetable patch with fencing and established trees to the boundary.

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.

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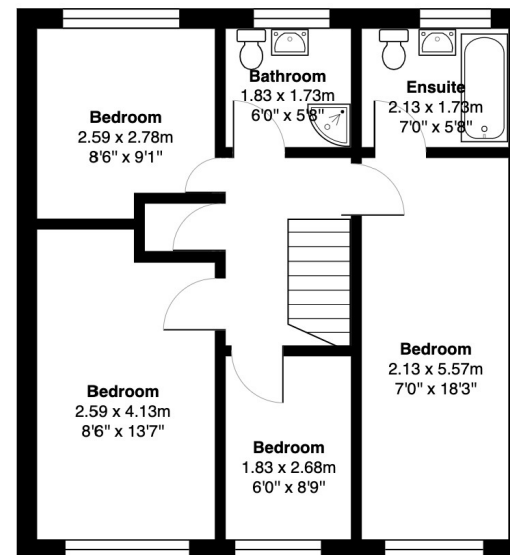
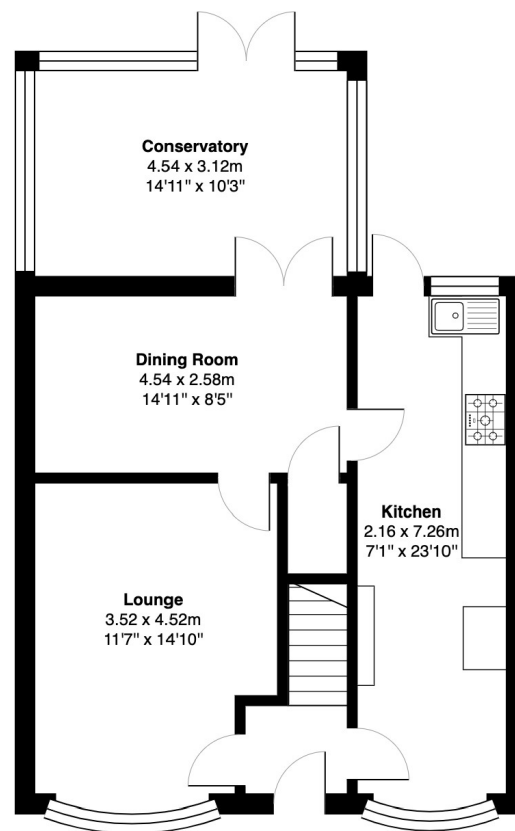
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Offers around
£309,950

EPC: D

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: 116.5 m² ... 1254 ft²

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

