



5 High Meadows, Wombourne, Wolverhampton, South Staffordshire, WV5 0JT





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An extremely desirable detached house offering well proportioned accommodation which currently has three bedrooms, ensuite and dressing room but which could easily be re-instated to offer four bedrooms with a Jack 'n' Jill bathroom

## LOCATION

High Meadows is an exclusive cul-de-sac of just five detached homes located off Greenhill. Within a short walk is Wombourne Village Centre that provides a wide variety of local amenities including shopping, eateries, a bank, library and doctors and dentists surgeries. There is a selection of reputable schools for all ages along with a well equipped Leisure Centre.

There is convenient travelling to many large business centres with Wolverhampton City Centre, Dudley, Stourbridge and Birmingham all being within convenient reach. The M5 and M6 Motorways facilitate travel to the entire industrial West Midlands and beyond and national rail services run from Wolverhampton Station.

## DESCRIPTION

5 High Meadows is an extremely desirable detached family home arranged elegantly over two floors and occupying a private plot with ample off road parking, large garage and thoughtfully arranged private, rear garden. The internal accommodation comprises entrance hallway with deep storage cupboard and downstairs cloakroom with w.c, sizeable sitting room, separate dining room, dining kitchen fitted with good quality furniture, integrated appliances and separate utility area. Upstairs the principal bedroom has fitted furniture, large ensuite and one of the original bedrooms has been converted to a dressing room (this can be changed to a fourth bedroom with Jack & Jill bathroom access with relative ease). There are three further bedrooms, each being a lovely size, and a family bathroom with jet bath. The property has central heating, double glazing and the benefit of no upward chain.

## ACCOMMODATION

A colonial-style open PORCH with columns leads through a composite door into the ENTRANCE HALLWAY with staircase rising to the first floor landing, decorative coving and double glazed leaded window to the front elevation. The CLOAKROOM has a low-level wc, vanity wash hand basin and large, separate storage cupboard for coats under the stairs. The THROUGH LOUNGE is of a generous size with two double glazed leaded windows to the front elevation and double glazed sliding patio doors to the rear garden, decorative fireplace, recessed plaster wall mouldings and decorative coving and door into the DINING ROOM with double glazed sliding patio door to the garden, decorative ceiling coving and plaster mouldings and door into the kitchen. The spacious KITCHEN / DINING ROOM also has a door back into the hallway, double glazed leaded window to the front elevation and double glazed window to the rear elevation and is fitted with a range of high-quality wall and base units with complementary work surfaces, inset 1½ bowl sink unit with drainer and stainless steel mixer tap, integrated Bosch double oven and integrated Bosch microwave, induction hob, integrated dishwasher, tiled floor and archway into

the UTILITY ROOM which is fitted with matching wall and base units and complementary work surfaces, inset 1½ bowl sink and drainer with stainless steel mixer tap, double glazed window to the rear elevation, integrated fridge and freezer, integrated washing machine and tumble dryer, tiled walls and tiled floor.

The staircase with wooden balustrades rises to the first floor LANDING with loft access and airing cupboard with hot water cylinder. The FAMILY BATHROOM is fitted with a white suite comprising jet bath with shower attachment and fitted glazed screen, low-level wc, pedestal wash hand basin, double glazed opaque window to the rear elevation, radiator with towel rail attachment, tiled walls, decorative coving and wiring for wall lights. The PRINCIPAL BEDROOM has two double glazed leaded windows to the front elevation and is fitted with a range of wardrobes. The ENSUITE SHOWER ROOM has a walk-in shower cubicle, vanity wash hand basin, low-level wc, double glazed opaque window to the side elevation, fitted overhead storage and inter-connecting door to the smaller BEDROOM 4 which is currently being used as a dressing room with a range of fitted bedroom furniture including wardrobes and chests of drawers, door to the landing and double glazed window to the rear elevation. BEDROOM 2 has two double glazed leaded windows to the front elevation and decorative coving and BEDROOM 3 is also fitted with a range of wardrobes, dressing table, overhead storage and chests of drawers and double glazed window to the rear elevation.

## OUTSIDE

The property is approached over a large block-paved driveway affording off-street parking for several vehicles and giving access to the large DOUBLE GARAGE which has an elevating door and double glazed sliding patio door to the rear garden. The front aspect is enclosed by a high shaped fence with steps leading down to the front door, dwarf wall, lawn either side and well stocked rockery garden.

Wrought iron decorative side gates lead by either side to the REAR GARDEN which has a raised, full-width slabbed patio, colonial-style railings and steps leading down to a large lawn, wooden pergola, rear patio, side patio, hardstanding for shed and summerhouse and fencing and established conifers to the boundary.

## SERVICES

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

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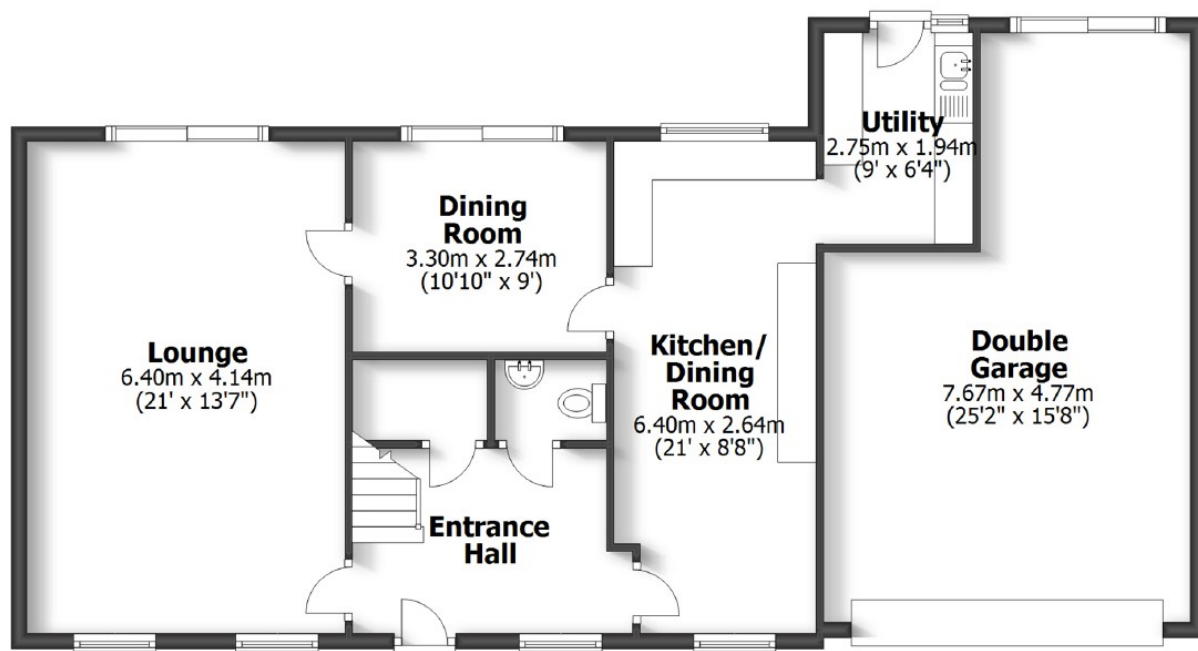
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**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs 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.

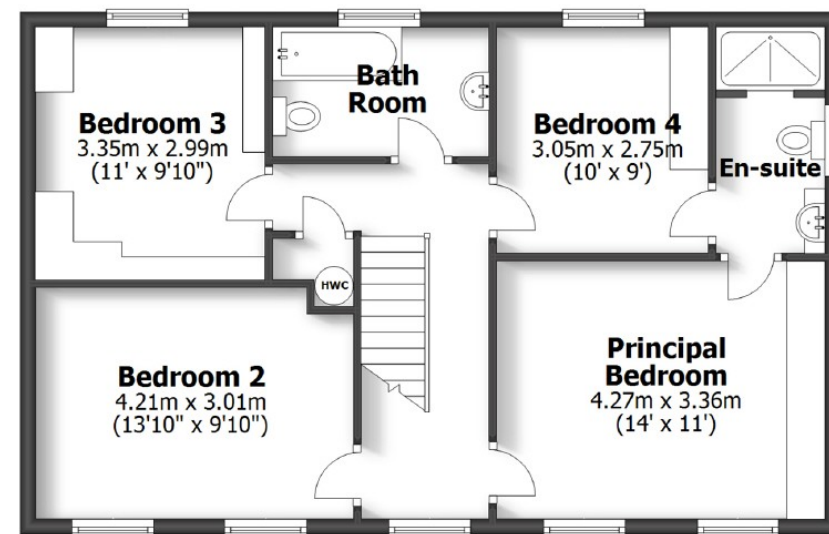


**5 HIGH MEADOWS**  
**WOMBOURNE**

HOUSE: 137.5sq.m. 1480sq.ft.  
 GARAGE: 30.8sq.m. 332sq.ft.  
**TOTAL: 168.3sq.m. 1812sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



**Ground Floor**



**First Floor**



