

PHOTOS



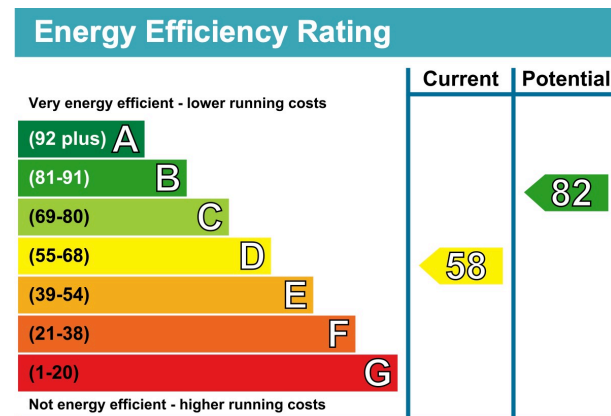
ianperks

estate agent

53 Clee View Road, Wombourne



ENERGY RATING



£259,950

FOR SALE

53 Clee View Road, Wombourne, WV5 0BD

Introduction

Spacious three bedroom detached family home located in a convenient and popular area, close to all amenities.

Gas centrally heated and double glazed accommodation comprises large reception hall with W.C. cloaks leading off. Extended living room and dining area. Extended breakfast kitchen. To the first floor are three well proportioned bedrooms and bathroom. Driveway and garage. Enclosed garden to the rear.

Standing back from the road behind a lawned fore garden and tar macadam vehicular driveway. UPVC double glazed front door with matching side panel opens to

Accommodation (Ground Floor)

Reception Hall

Comprising panel radiator, two lighting points, fitted smoke alarm, panel doors open to

W.C. Cloaks (Front)

With W.C. and wash hand basin, front opaque uPVC double glazed window, panel radiator, ceramic tiled floor

Large Living Room (Front)

With front uPVC double glazed window, slate and tiled fireplace with fitted gas fire, power points, TV connection point, wired for three wall lights, panel radiator, archway leading to

Dining Room (Rear)

Comprising double panel radiator, two wall lights, rear UPVC double glazed sliding patio door gives access to garden.

Extended Breakfast Kitchen (Rear)

Having space for full family dining table, comprising of a rear UPVC double glazed window overlooking the garden, side opaque UPVC double glazed door, range of panel fronted wall and base cupboards with laminate roll edge work surfaces and inset stainless steel sink unit, four ring gas hob, built in eye level double oven, vinolay floor covering, spotlights to ceiling, cupboard housing Glow Worm Micron central heating boiler.

Accommodation (First Floor)

Staircase rises to

Central Landing

With front opaque UPVC double glazed window, access to loft space, light point to ceiling, airing cupboard housing hot water cylinder, panel doors radiate off to

Bedroom 1 (Rear)

With rear UPVC double glazed window overlooking the garden, panel radiator, power points, light point to ceiling

Bedroom 2 (Rear)

Second double bedroom comprising of rear uPVC double glazed window, power points, ceiling light point, built in wardrobe, panel radiator

Bedroom 3 (Front)

Comprising front UPVC double glazed window, panel radiator, power points, ceiling light point

Bathroom (Side / Front)

Part glazed tiled, full white suite comprising panelled bath with fitted Triton electric shower unit, pedestal wash hand basin, W.C. Double panel radiator, light point to ceiling, side opaque UPVC double glazed window.

Outside

Garden (Rear)

Lawned rear garden with crazy paved patio area

Garage

With split opening panelled door, rear access door, plumbing for domestic appliance, light point, power points

General

Tenure

We believe the property to be Freehold.

Services

We understand all mains services are installed, however none have been tested.

Possession

Immediate vacant possession will be give upon legal completion.

Fixtures and Fittings

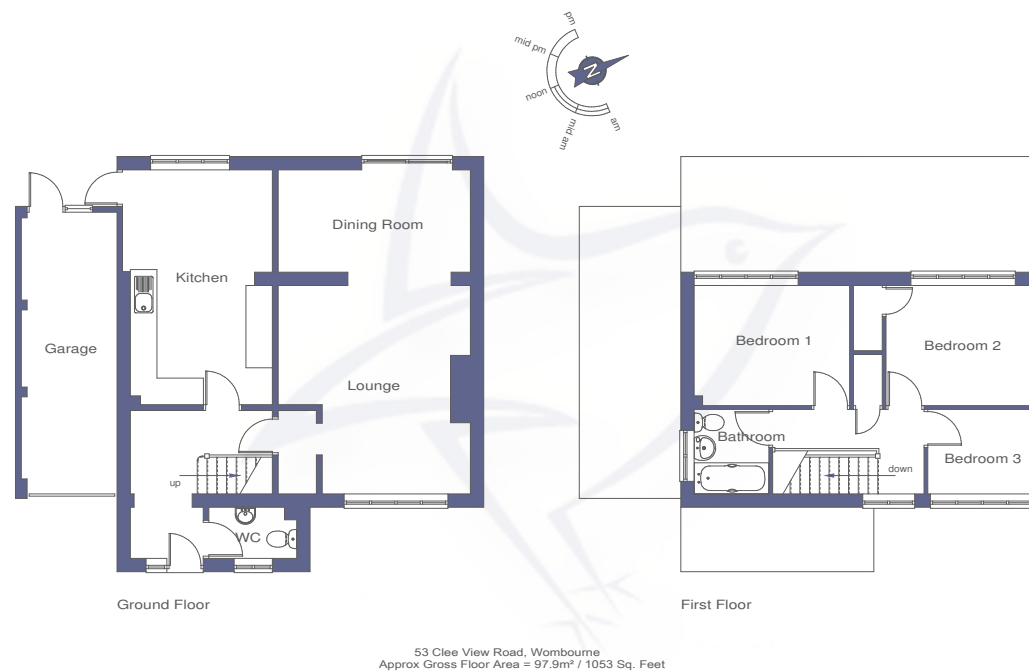
Fixtures and fittings, unless specifically detailed in these sales particulars, are excluded from the sale.

Local Authority

Staffordshire County Council.

Dimensions (ft/m)

To follow.



Arranging a viewing

Viewings are by appointment only. Telephone us now to discuss your requirements and check availability for viewing.

Making an offer

If you were not handed an offer form at your viewing, please call and we will post one to you.
Your offer should be your best as negotiation does not always take place.

The owner will consider your offer based on not only the amount, but also your current situation.
We will write to you to confirm the owner's decision.
If your offer is accepted, we will then notify solicitors.

Arranging a mortgage

We can put you in touch with mortgage experts who give helpful, friendly advice. Please ask for details.

Fixtures & fittings

Unless specified within these particulars, fixtures & fittings will not be included in the sale.

Important notice

These particulars are intended to give a fair and reliable description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested.

All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.
The copyright of all details, photographs and floorplans remain exclusive to Ian Perks Estate Agent.

We reserve the right to amend these particulars without notice.