



15 Marlburn Way, Wombourne, Wolverhampton, South Staffordshire, WV5 8LA



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A well-proportioned detached house offering spacious accommodation with four bedrooms and an ensuite together with views across Wombrook to the rear.
(EPC: C). WOMBOURNE OFFICE.

LOCATION

Marlburn Way is located on the edge of Poolhouse Farm, ideally situated close to the Staffordshire and Worcestershire canal and the Staffordshire Railway Walk as well as the picturesque Wombrook which is popular with dog walkers and nature enthusiasts alike and is home to the Winnie the Pooh Bridge. Within Wombourne village there is a range of shops, banks, doctors surgeries and a library. There are well reputed schools in both sectors within convenient walking distance and a regular bus route serving Wolverhampton, Dudley and Merry Hill Centre situated nearby.

DESCRIPTION

15 Marlburn Way is a spacious detached family home with a garage, carport and large driveway. There are gardens to the front and rear with views across the Wombrook. Internally the accommodation comprises lounge, separate dining room, kitchen dining room and downstairs cloakroom to the ground floor. To the first floor there are four bedrooms, en-suite to the principal bedroom and a separate family bathroom. The property may benefit from some cosmetic updating but is in good order. The property benefits from gas fired central heating and double glazing and is brought to the market with NO UPWARD CHAIN.

ACCOMMODATION

A UPVC door with small opaque leaded insert opens into the ENTRANCE HALLWAY with staircase with wooden banister rising to the first floor landing, open understairs and downstairs TOILET with double glazed opaque window to the side elevation, wash hand basin and low-level wc. The LOUNGE has a double glazed bay window to the front elevation, marble fireplace surround housing a coal-effect gas fire, wiring for wall and ceiling lights and a door into the DINING ROOM which has a double glazed sliding patio door and wiring for ceiling light. A door leads into the KITCHEN which is fitted with a range of wall and base units with complementary work surfaces, inset stainless steel single drainer sink unit with mixer tap, integrated four-ring gas hob and integrated double oven, space and plumbing for a washing machine, space for tumble dryer, space for a fridge, fitted breakfast bar, double glazed window to the rear elevation, striplights and double glazed door with opaque top to the side elevation leading to the garden.

The staircase rises to the first floor LANDING with loft access and a large airing cupboard with wall-mounted Vaillant central heating boiler and shelving. The BATHROOM is fitted with a coloured suite comprising bath, pedestal basin, low-level wc, part wall tiling and double glazed opaque window to the side elevation. The PRINCIPAL BEDROOM is a generous size with double glazed windows to the front elevation, fitted bedroom furniture including wardrobes, chest of drawers, bedside tables and dressing table, storage over the stairs recess with hanging rail and an ENSUITE with walk-in shower with tiled walls, low-level wc, vanity unit with wash hand basin and double glazed opaque window to the side elevation. BEDROOM 2 has a double glazed window to the rear elevation overlooking Wombrook, and wardrobes. BEDROOMS 3 AND 4 are both single, each with a double glazed window to the rear elevation.

OUTSIDE

The property benefits from generous off-street parking and a garage and side CAR PORT giving access to the entrance door. The GARAGE has an elevating door, shelving and single glazed wooden courtesy door to the garden. There is a front lawn with established borders and laurel hedge.

Side gated access leads to the REAR GARDEN with paved path to the rear of the garden which also leads to the rear of the garage, hardstanding for a shed, full width slabbed patio with gravel border, good sized lawn with well planted and established borders and fencing to the boundary. There is also a gate leading to a side storage area.

SERVICES

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

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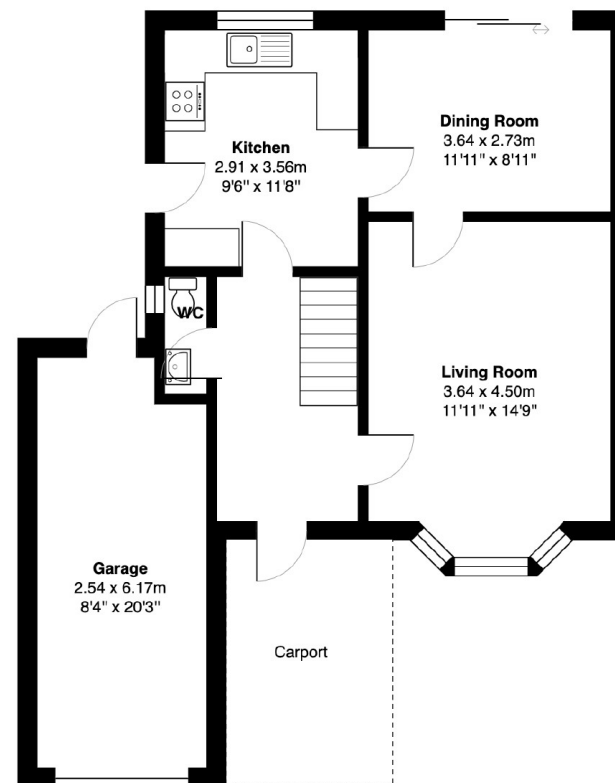
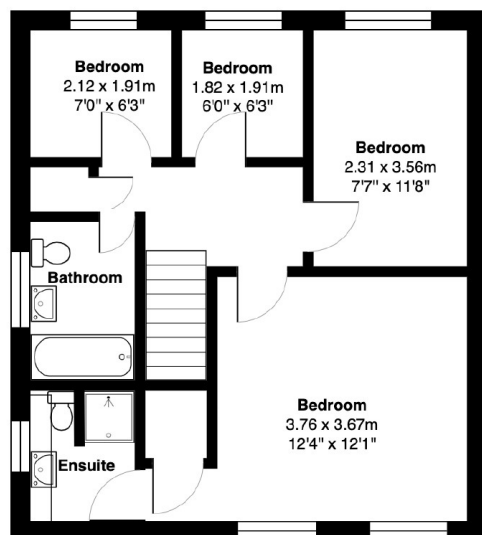
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www.berrimaneaton.co.uk

Offers around
£350,000

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.



Total Area: 98.0 m² ... 1055 ft² (excluding garage)

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

