

Wood Road, Wombourne, Wolverhampton

£260,000 Freehold

3 bedroom semi-detached house for sale



Description
Three Bedroom Semi-Detached House – Wombourne

NO UPWARD CHAIN | THREE BEDROOMS | RECENTLY REDECORATED THROUGHOUT | NEW CARPETS | SPACIOUS KITCHEN/DINER | PRIVATE REAR GARDEN | OFF-ROAD PARKING

Property Description
Courtney Downing Estates are delighted to offer for sale this well-presented three-bedroom semi-detached family home, situated in the highly regarded village of Wombourne and offered to the market with **no upward chain**.

Having recently benefited from redecoration throughout and new carpets, the property offers bright, comfortable and well-proportioned accommodation, ideal for first-time buyers, young families or those looking to move into this popular residential location.

Approached via a block-paved driveway providing off-road parking, the property also enjoys a lawned front garden, creating an attractive approach to the home.

The accommodation begins with an entrance porch leading into the lobby, which provides access to the principal ground-floor rooms.

The spacious kitchen/diner offers an excellent everyday living and dining space, fitted with a range of contemporary wall and base units, contrasting work surfaces, an integrated oven, hob and extractor hood. Attractive wood-effect flooring flows throughout, while a feature fireplace provides an additional focal point to the room.

The separate lounge is a particularly inviting reception room, featuring a fireplace, newly fitted carpet and French doors opening directly onto the rear garden, allowing plenty of natural light into the accommodation.

To the first floor are three bedrooms, all benefiting from the recent redecoration and carpeting. The family bathroom is fitted with a white suite comprising a panelled bath with shower over and glass screen, wash hand basin, complementary wall tiling and a heated towel rail.

The property further benefits from double glazing and gas central heating.

Outside
To the front is an attractive lawned garden alongside a generous block-paved driveway providing convenient off-road parking.

The established rear garden is a particular feature of the property, being predominantly laid to lawn and enclosed by mature trees, shrubs and boundary fencing, offering a pleasant degree of privacy.

A paved patio area adjoining the house provides space for outdoor seating and entertaining, while the established planting creates a mature and leafy setting.

Location

Wombourne is a highly desirable South Staffordshire village, offering an appealing combination of traditional village character, excellent amenities and convenient access to surrounding towns.
The village centre offers a variety of independent shops, cafés, supermarkets, healthcare facilities and everyday services, together with a selection of local schools.
For those who enjoy outdoor pursuits, the area provides excellent opportunities for countryside walks and recreation, including the South Staffordshire Railway Walk, nearby canal towpaths, village green and local sporting facilities.
Wombourne is also conveniently positioned for access to Wolverhampton, Stourbridge, Dudley and the Merry Hill Shopping Centre, making it a popular choice for families and commuters alike.

Early viewing is highly recommended to appreciate the accommodation, presentation and attractive garden this property has to offer.

Offered for sale with no upward chain.

Council Tax Band: B (South Staffordshire Council)
Tenure: Freehold
Parking options: Driveway
Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

Tenure
Freehold

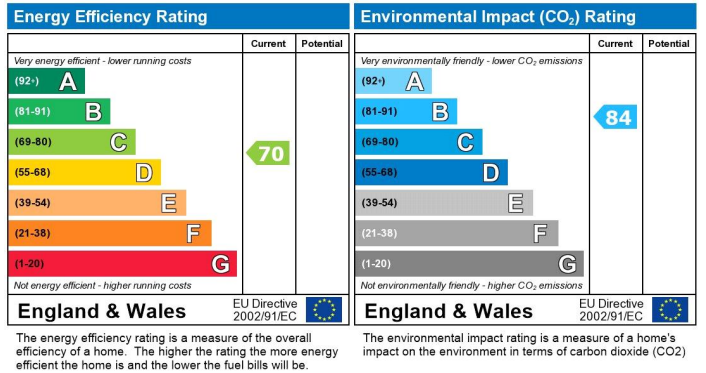












The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2)

Viewing by appointment only

Courtney Downing Estates Ltd - Head Office
Courtney Downing Estates Ltd, C/O Clear Accountancy Services Ltd, E Innovation Centre, Telford, Shropshire TF2 9FT
Tel: 07792936415 Email: courtney@courtneydowningestates.co.uk Website:

Courtney Downing ESTATES