



70 Bridgnorth Road
WOMBOURNE VILLAGE, DY5 0AQ

Taylor's

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Price: £470,000

Well located, with countryside opposite, this **SUBSTANTIAL** and **INDIVIDUAL, DETACHED BUNGALOW** is well located upon the fringes of **Wombourne Village** and convenient for local shops and supermarket. This impressive property is set well back beyond the **LARGE DRIVEWAY** which provides ample off-road parking for several vehicles and continues alongside the bungalow to the **SUBSTANTIAL DOUBLE DETACHED GARAGE**. Furthermore, to the rear is the **LARGE BEAUTIFULLY LAID OUT GARDEN** which includes patio, extensive well maintained lawns, allotment garden and summerhouse. The **SPACIOUS** accommodation has been **EXTENDED** and is **VERY WELL APPOINTED** throughout, including **GAS CENTRAL HEATING, UPVC DOUBLE GLAZING** and comprising: entrance porch, reception hall, large lounge with impressive log burner, dining room, refitted kitchen with integrated appliances, **TWO LARGE DOUBLE BEDROOMS** and a **GENEROUS REFITTED SHOWER ROOM** which also has a "Jack and Jill" arrangement off of bedroom one. **Wombourne Village**, whilst surrounded by beautiful open countryside is very accessible to surrounding towns, villages and to **Wolverhampton City Centre**. Tenure: Freehold. Construction: brick with a pitched tiled roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band D. EPC C. **KINGSWINFORD OFFICE**.

THE ACCOMMODATION

ENTRANCE PORCH 4' 10" x 4' 10": Entered via a composite double glazed door having wood style floor.

RECEPTION HALL 12' 4" x 4' 10": Again with a wood style floor and loft access hatch.

LARGE LOUNGE 16' 8" x 15' 0": Having two UPVC double glazed porthole style windows to the side, wood style floor, radiator, impressive log burner and through to:

DINING ROOM 12' 0" x 11' 10": With a UPVC double glazed window to the rear, UPVC double glazed French doors to the rear garden, wood style floor and radiator.

LUXURY REFITTED KITCHEN 11' 5" x 6' 3": Appointed with a range of quality units including the stainless steel double bowl sink and drainer unit, INTEGRATED OVEN, INTEGRATED INDUCTION HOB, INTEGRATED MICROWAVE, INTEGRATED FRIDGE, base and wall cabinets, a UPVC double glazed stable style door to the rear garden, a UPVC double glazed window to the rear and tiled floor.

BEDROOM ONE 11' 11" x 11' 3": With a UPVC double glazed window to the front, radiator and door to the shower room.

BEDROOM TWO 11' 8" x 11' 3": Again with a UPVC double glazed

GENERAL INFORMATION

As the sellers estate agents we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may effect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquires before making any transactional decisions.

TENURE

The vendors advise the property is **FREEHOLD**. Taylors would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor.

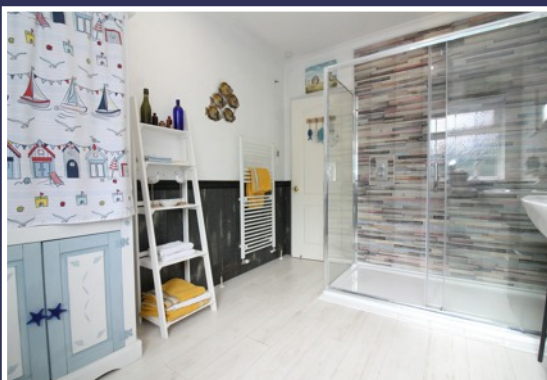
COUNCIL TAX BAND D.

FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included within the sale price. **However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable.** Taylors have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

VIEWING





window to the front and radiator.

LARGE SHOWER ROOM 11' 2" x 8' 8": Including the large walk-in shower cubicle, wash basin, push button flush WC, heated towel rail, spotlights and a UPVC double glazed window to the side.

OUTSIDE

The property is set well back from the road beyond the LARGE DRIVEWAY with front gardens. There is ample off-road parking which continues alongside the bungalow to the:

DETACHED DOUBLE GARAGE 19' 3" x 14' 10": Entered via twin up-and-over doors and providing a GENEROUS UTILITY AREA which includes plumbing for washing machine, further appliance space, ample cupboard storage space plus stainless steel sink. There are two windows to the side, door to the garden and tiled floor.

LARGE BEAUTIFULLY LAID OUT REAR GARDEN: Another particular feature of the property comprising of a generous paved patio area with gated side access off, cold water tap and steps down to the large well maintained lawns, ornamental garden pond. There are well stocked borders either side of the lawns which lead down to the SUMMERHOUSE and a further patio area. Located within the right hand corner of the garden is a FENCED ALLOTMENT GARDEN AREA and greenhouse.

By arrangement through **KINGSWINFORD OFFICE (01384) 401777**

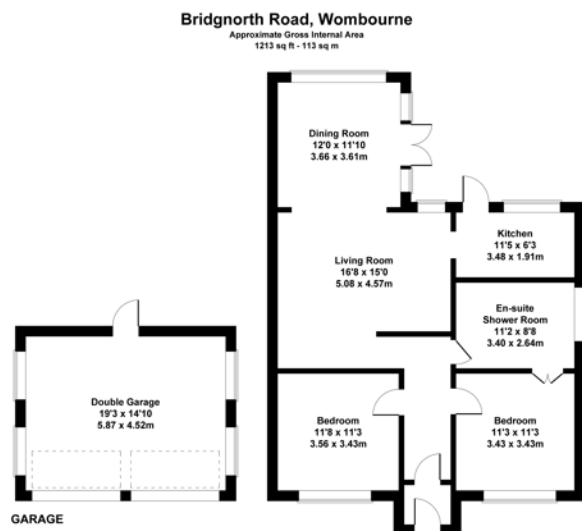
CONSUMER PROTECTION REGULATIONS 2008

These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Taylors branch for advice or confirmation on any points.

PLANNING PERMISSION/ BUILDING REGULATIONS

Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	68 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

EPC - Interested parties may request a copy of the full Energy Performance Certificate (EPC) from any of our offices. Such can be provided free from any charge.
TAKS

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MISREPRESENTATION ACT 1967

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