



Stonegarth, Greenhill, Wombourne, Wolverhampton, WV5 0LD

**BERRIMAN**  
**EATON**

# Stonegarth, Greenhill, Wombourne, Wolverhampton, WV5 0LD

There is a gated entrance to this detached family home which has a generous driveway, a double garage and a private rear garden. The internal accommodation briefly comprises large porch, entrance hall, cloakroom, office, living room, open plan kitchen family dining room with access to its own air raid shelter and surround sound speakers, cinema room and utility to the ground floor. To the first floor there are four double bedrooms, two en-suites and an office/nursery. The property benefits from central heating and double glazing.

EPC : C

WOMBOURNE OFFICE

## LOCATION

Greenhill remains one of the village's most desirable locations bordering countryside on the fringe of Wombourne and within easy reach of the picturesque village green and shopping. Wombourne provides a full array of local amenities including doctors and dental surgeries, a library, good public transport links and highly regarded schooling. The more extensive amenities of Wolverhampton City Centre, Stourbridge and Dudley are within convenient travelling distance.

## DESCRIPTION

This is a detached family home occupying a favourable position on the road close to Sytch Lane and opposite Copper Beech Drive. There is a gated entrance to a generous driveway providing off road parking for multiple vehicles, a double garage and a private rear garden. The internal accommodation briefly comprises large porch, entrance hall, cloakroom, office, living room, open plan kitchen family dining room with access to its own air raid shelter and surround sound speakers, cinema room and utility to the ground floor. To the first floor there are four double bedrooms, two en-suites and an office/nursery. The property benefits from central heating and double glazing.

## ACCOMMODATION

The PORCH is double glazed with full height glazed panels and double glazed French doors, spotlights and a bespoke wooden door to the ENTRANCE HALL which has a staircase rising to the first floor landing with glass balustrades, single glazed opaque window to the side elevation, radiator and spotlights. The CLOAKROOM has a low level WC, wash hand basin and mixer tap. The LIVING ROOM has a full height glazed panel to the side elevation, double glazed bay window to the front elevation, radiator, large decorative electric fireplace, wiring for wall mounted tv and wall lights, two vertical radiators and double doors opening into the DINING AREA. This has a bar fitted with optics, fitted work surface with drinks fridge and storage cupboard, serving hatch into the kitchen area, spotlights and access into the KITCHEN/FAMILY AREA, this has two large double glazed ceiling lanterns, two sets of double glazed bi-folding doors, wiring for wall lights, spotlights and mechanical access through a toughened glass automatic door to a subterranean air raid shelter. The KITCHEN is fitted with a range of modern high gloss wall and base units with complementary work surfaces, central island with inset sink, drainer and mixer tap. There is space for a Range style oven with fitted chimney extractor, space for a fridge freezer, mechanically operated utensil holder and plumbing for a dishwasher. There is an integrated surround sound system in this area. The UTILITY is fitted with a range of wall and base units with complementary work surfaces, inset double drainer sink unit and mixer tap, wall mounted central heating boiler, plumbing for washing machine and tumble dryer. There is a double glazed door and window to the rear elevation. The OFFICE has spotlights, double glazed opaque door to the front drive, door to the garage and a door to the CINEMA room which has integrated surround sound, LED ceiling lighting, radiator and wiring for projector and space for cinema screen.

The staircase rises to the FIRST FLOOR LANDING which has a loft access, double glazed window to the front elevation, spotlights and a large walk in storage cupboard which houses the hot water cylinder. The PRINCIPAL BEDROOM has a double glazed window to the front elevation, radiator and fitted wardrobes, radiator and door into the EN-SUITE which has a walk in shower cubicle, W/C, pedestal wash hand basin and mixer tap, tiled walls and double glazed opaque to the side elevation. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation, radiator and loft access. The EN-SUITE has a walk in cubicle, low level WC, wash hand basin and mixer tap, double glazed opaque to the front elevation, spotlights and tiled walls. DOUBLE BEDROOM 3 has a double glazed window to the rear elevation, radiator and spotlights. DOUBLE BEDROOM 4 has double glazed window to the front elevation and radiator. There is a further room which could be used as a OFFICE/NURSERY which has double glazed window to the rear elevation and radiator. The BATHROOM is fitted with a white suite which comprises jet bath, separate shower cubicle, low level WC, pedestal wash hand basin and mixer tap, double glazed opaque window, tiling to the walls and radiator.

## OUTSIDE

To the front of the property there is a gated entrance to a block paved DRIVEWAY which the spacious to accommodate several vehicles off road and gives access to the entrance and the DOUBLE GARAGE. This has an electronically operated roller shutter door, double glazed opaque window to the side elevation and loft access. There is a side access to the REAR GARDEN has a lawned area with fruit trees, path and fence to boundary.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND G – South Staffordshire  
POSSESSION Vacant possession will be given on completion.  
VIEWING - Please contact the WOMBOURNE Office.  
The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available  
Mobile date coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>  
The long term flood defences website shows very low

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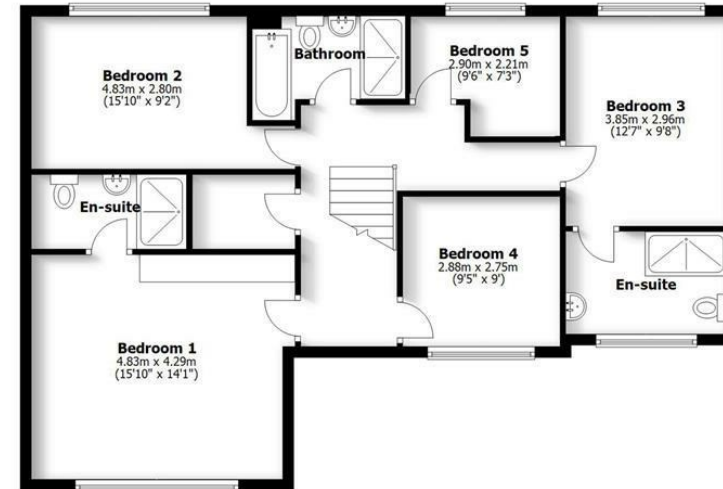
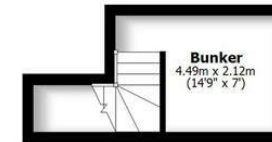
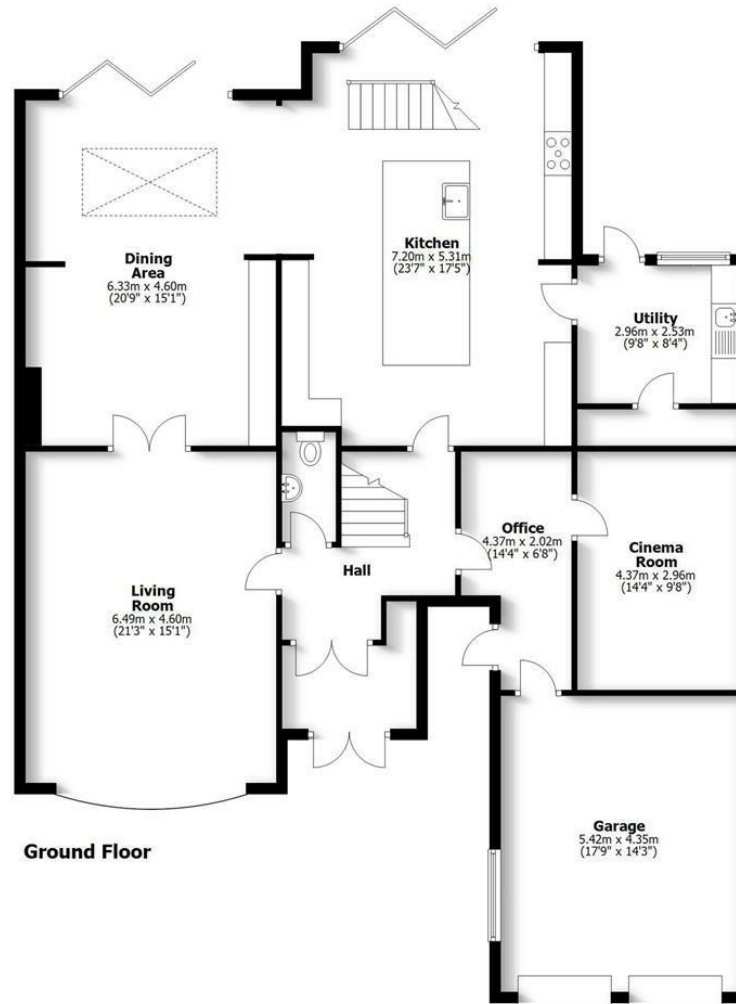
Offers In The Region Of  
£720,000

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.



# Stonegarth Wombourne



HOUSE: 231.7sq.m. 2494sq.ft.  
 GARAGE: 23.6sq.m. 254sq.ft.  
 BUNKER: 7.6sq.m. 82sq.ft.  
**TOTAL: 262.9sq.m. 2830sq.ft.**

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

