



17 Wombrook Court, Wombourne, Wolverhampton, WV5 9AA

**BERRIMAN**  
**EATON**



# 17 Wombrook Court, Wombourne, Wolverhampton, WV5 9AA

17 Wombrook Court is situated on the first floor and enjoys the facilities afforded by this retirement complex including a communal residents lounge, on site House Manager, laundry and lift. An en-suite guest suite is also available for a nominal fee per night for visitors. There is a 24hr emergency Careline system for peace of mind. The property benefits from storage heaters, double glazing throughout and is being offered for sale with no upward chain.

(WOMBOURNE OFFICE)  
EPC: B

## LOCATION

Wombrook Court stands in a convenient location within flat walking distance of the picturesque village of Wombourne where a wide range of amenities can be found including doctors, dental surgeries, opticians and shops, cafes and restaurants. Nearby, country footpaths lead to the Wom Brook and the adjoining Railway Line walk that, in turn, link to the Canal tow paths. This is a truly desirable location with the entire security McCarthy & Stone offer in their service charge for 24-hour warden control. Full use of the communal lounge, kitchen and laundry room are also included within the service charge.

## DESCRIPTION

17 Wombrook Court is situated on the first floor and enjoys the facilities afforded by this retirement complex including a communal residents lounge, on site House Manager, laundry and lift. An en-suite guest suite is also available for a nominal fee per night for visitors. There is a 24hr emergency Careline system for peace of mind. The internal accommodation briefly comprises of a spacious entrance hall with storage cupboard, bathroom, living room with Juliette balcony providing views over the communal gardens and Wombrook Walk and a spacious double bedroom. The property benefits from storage heaters, double glazing throughout and is being offered for sale with no upward chain.

## ACCOMMODATION

The ENTRANCE HALLWAY has a storage cupboard with shelving and a new hot water boiler. The BATHROOM is fitted with a contemporary white suite and comprises of a panelled bath with shower over and glazed side screen, vanity wash hand basin and low level W.C. Heated towel rail, extractor, a wall mounted electric fan heater and tiling to the walls. The LIVING ROOM has an attractive feature fireplace with electric feature fire, storage heater, coved ceiling and double glazed French doors and Juliette balcony overlooking the Wombrook and communal garden. The KITCHEN is fitted with a comprehensive range of wall and base units with complementary work surfaces and inset with a single drainer stainless steel sink, mixer tap and tiled splashback. The kitchen also benefits from an integrated single oven/grill, microwave and ceramic hob with extractor hood over. Integrated fridge and integrated freezer. Coved ceiling and a double glazed window overlooking the rear garden. The DOUBLE BEDROOM has built-in double wardrobes with mirrored doors, hanging rails and shelving for storage. Coved ceiling, storage heater and double glazed window to the rear elevation.

## OUTSIDE

There is a communal car park accessed from Walk Lane leading to the front of the apartments, where the main intercom controlled entrance door leads through to the communal lounge. The property benefits from beautifully maintained communal gardens which includes seating and patio areas. Residents parking is available on the private carpark.

## TENURE

We are advised by our client that the property is LEASEHOLD. The property is held on a lease of 125 years from 2007. There is a Service Charge payable that currently stands at £3,313.00 PA and a Ground Rent of £425 PA. Verification should be obtained by your Solicitors.

## SERVICES

We are informed by the Vendors that main electricity, water and drainage are installed.

## COUNCIL TAX

BAND B – South Staffordshire DC

## POSSESSION

Vacant possession will be given on completion.

## VIEWING

Please contact the Wombourne office.

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

### Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

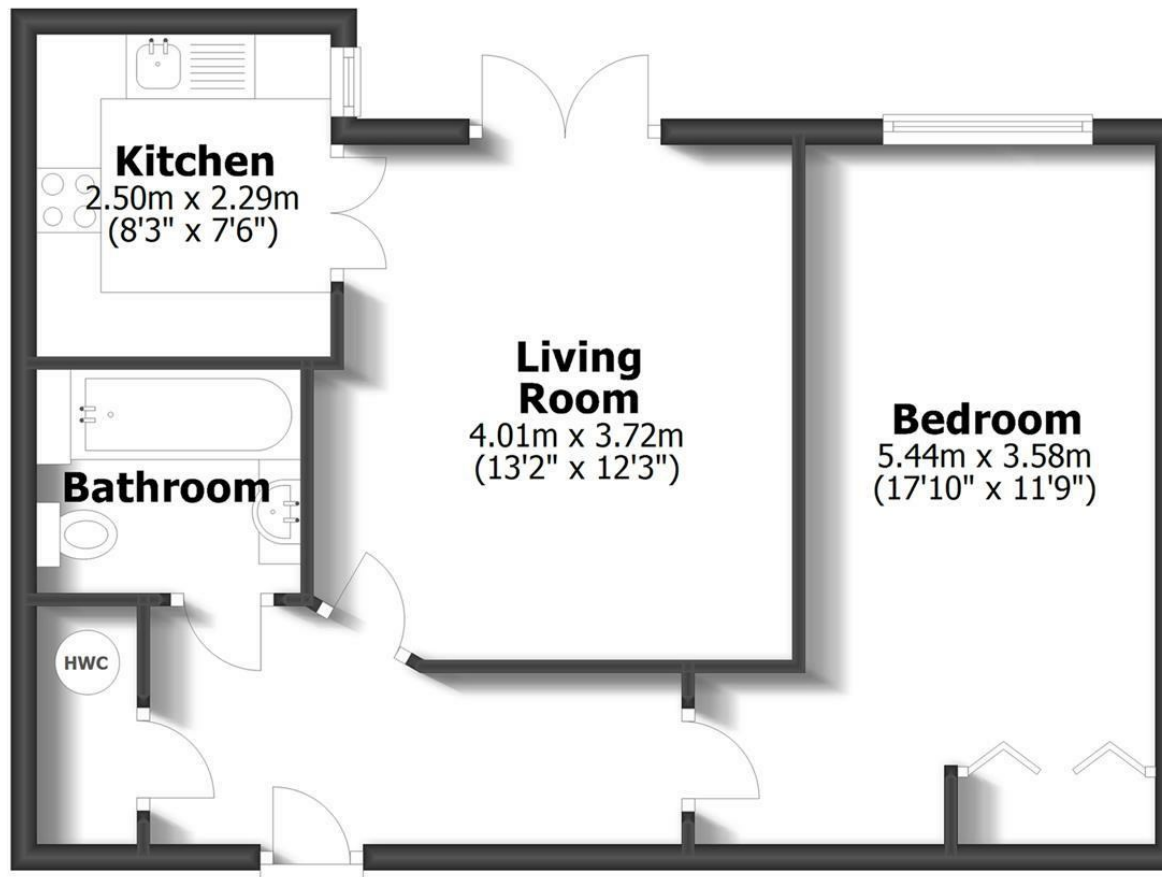
Offers Around  
£182,500

EPC: B

**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.



**17 Wombrook Court**  
Wombourne



**Ground Floor**

**TOTAL: 49.3sq.m. 530sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



