



7 Dickinson Road, Wombourne, Wolverhampton, WV5 0NL

BERRIMAN  
EATON

# 7 Dickinson Road, Wombourne, Wolverhampton, WV5 0NL

Dickinson Road is a ground floor apartment with a private gated block paved driveway with a fence boundary. There is external side access to a rear garden with a private aspect. The internal accommodation briefly comprises enclosed porch, entrance hall with two storage cupboards, living room, fitted dining kitchen, shower room, double bedroom and a rear lobby. The property benefits from double glazing, a recently replaced central heating Worcester Bosch boiler and no upward chain.

EPC : C  
WOMBOURNE OFFICE

## LOCATION

Dickinson Road is situated just off the top end of Sytch Lane, close to Blakeley Heath Primary School. There is access to the Railway Walk with the Himley Plantation being a short walking distance away. There are also the shops and facilities at Blakeley Heath, on Common Road, as well as regular bus stops into Wolverhampton and towards Dudley and Stourbridge. Within convenient travelling distance are the further amenities in the Village and Sainsburys is also close by.

## DESCRIPTION

Dickinson Road is a ground floor apartment with a private gated block paved driveway with a fence boundary. There is external side access to a rear garden with a private aspect. The internal accommodation briefly comprises enclosed porch, entrance hall with two storage cupboards, living room, fitted dining kitchen, shower room, double bedroom and a rear lobby. The property benefits from double glazing, a recently replaced central heating Worcester Bosch boiler and no upward chain.

## ACCOMMODATION

The PORCH has a composite door with opaque leaded inserts and opaque windows to the side elevations. A UPVC entrance door with opaque inserts gives access to the ENTRANCE HALL which has a radiator and two storage cupboards with fitted shelving. The LIVING ROOM has a double glazed window to the front elevation, fireplace (NB the fire is not in working order), radiator and serving hatch into the kitchen. The KITCHEN/DINING ROOM has a double glazed window to the rear elevation, fitted pantry with shelving, a range of wall and base units with complementary work surfaces, inset single drainer sink unit, space for oven, plumbing for washing machine, space for fridge/freezer and tumble dryer and tiled splashback. The DOUBLE BEDROOM has a double glazed window to the front elevation, wardrobes with overhead storage, radiator and a walk in downstairs storage cupboard. The SHOWER ROOM has a walk in cubicle with shower, vanity wash hand basin with mixer tap, low level w/c, a heated ladder towel rail and a double glazed window to the rear elevation. There is a rear LOBBY with radiator, fitted cupboard with desk, has previously been used as a hobby/storage room, has a UPVC double glazed door to the rear garden and a further cupboard which houses the wall mounted central heating Worcester Bosch Boiler, which was replaced two years ago.

## OUTSIDE

To the front of the property is a gated DRIVEWAY which has block paved parking for several vehicles and is enclosed by a fence. There is side gated access to a REAR GARDEN, this is enclosed by a fence and has a path which runs to the bottom of the garden, where there is hardstanding for two sheds. There is a lawn area close to the apartment, a graveled area and well planted, well stocked borders.

## LEASE DETAILS

The property is subject to a lease with a commencement date of 12th October 1987 for a term of 125 years. The ground rent is £10 per annum and the service charge of approximately £200 per annum, depending on the amount of maintenance required. This includes buildings insurance.

TENURE We are advised that the property is LEASEHOLD.

SERVICES We are informed by the Vendors that all main services are installed.

COUNCIL TAX BAND A –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)

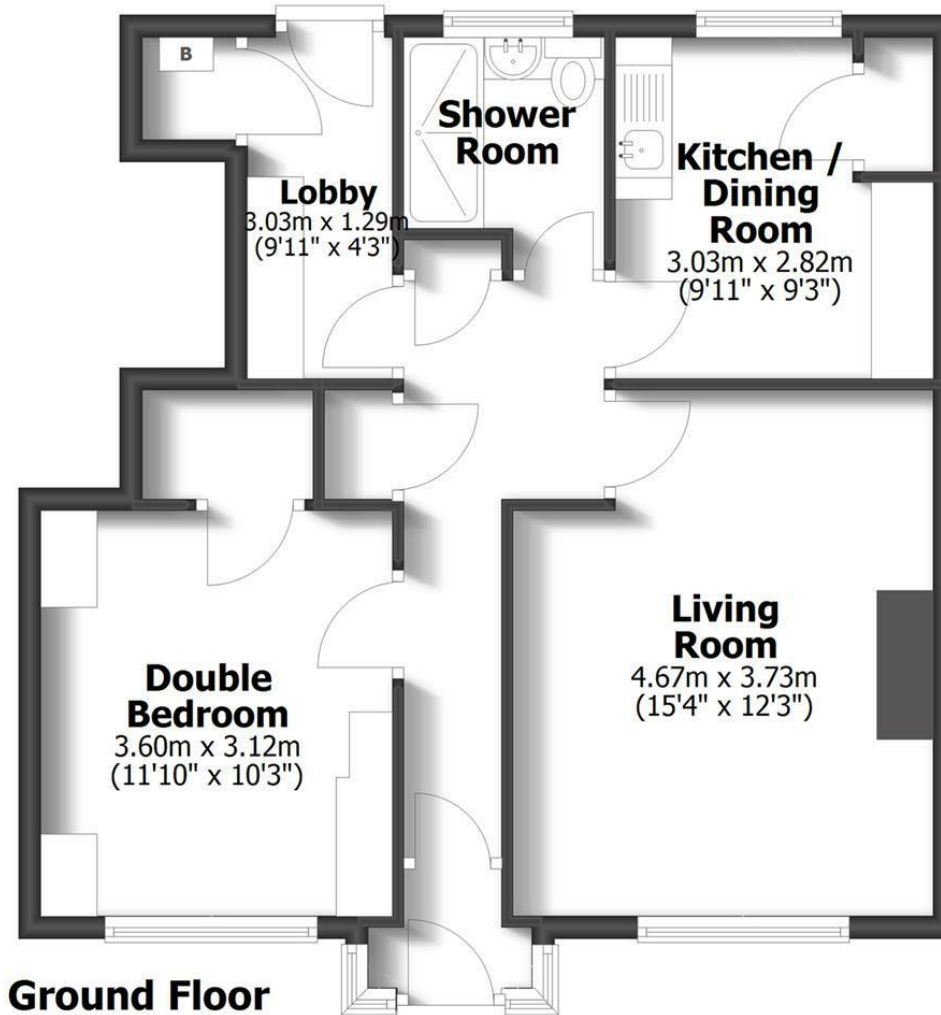
Offers In The Region Of  
£145,000

EPC:

**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.



**7 Dickinson Road**  
**Wombourne**



**TOTAL: 56.9sq.m. 613sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE

