



118 Common Road, Wombourne, Wolverhampton, WV5 0NE

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EATON

# 118 Common Road, Wombourne, Wolverhampton, WV5 0NE

Common Road is an extended period property with off road parking and an enclosed low maintenance rear garden with detached workshop/home office. The property benefits from central heating, double glazing and no upward chain.

WOMBOURNE OFFICE

EPC: D

## LOCATION

118 Common Road is situated within easy reach of shops at Blakeley Heath and on a bus route giving access to Wombourne centre and to Dudley, Stourbridge, Merry Hill and Wolverhampton. Within Wombourne itself there is a wide range of shops, doctors and dental surgeries, leisure centre, library and reputable schooling for all age groups. Sainsburys is also within convenient walking distance.

## DESCRIPTION

Common Road is an extended period property with off road parking and an enclosed low maintenance rear garden with detached workshop/home office. The internal accommodation briefly comprises hall, living room, fitted dining kitchen, separate w/c and shower room to the ground floor. To the first floor there are two double bedrooms. The property benefits from central heating, double glazing and no upward chain.

## ACCOMMODATION

A composite door with opaque leaded inserts and double glazed opaque side panel leads into a panelled ENTRANCE PORCH with wall light and a wooden door leading into the open plan LIVING ROOM with a brick feature fireplace with coal effect gas fire and tiled hearth. There is a beamed ceiling, double glazed bay window to the front elevation, wall light points, two radiators, fitted dresser unit with fitted shelving, part glazed doors and down lights. There are double leaded doors into KITCHEN which is fitted with a range of hand made wall and base units with tiled work surfaces and inset 1½ bowl sink unit with mixer tap. There is an inset double oven and ceramic hob with fitted extractor over, space for a fridge freezer and space and plumbing for washing machine. There is a beamed ceiling, wall light points, tiled floor, part tiled walls, two double glazed leaded windows to the rear elevation and a double glazed leaded window to the side. A door leads into a LOBBY with uPVC double glazed door with leaded insert, loft hatch and sliding doors leading to a downstairs CLOAKROOM with low level W.C., tiled floor and walls, beamed ceiling and a double glazed leaded window. The SHOWER ROOM has a walk-in cubicle, fitted vanity wash hand basin with storage beneath, recessed shelving, radiator, part tiled walls and a double glazed opaque leaded window to the side elevation.

The staircase rises to the first floor LANDING with wooden balustrades and loft access. The PRINCIPAL BEDROOM has a range of fitted wardrobes, double glazed window to the front elevation, radiator and wall light points. BEDROOM TWO has fitted storage, radiator, wall light points and a double glazed leaded window to the rear elevation.

## OUTSIDE

The property benefits from off road parking and there is a pedestrian gated access to the rear garden. The rear garden has been landscaped to be low maintenance and comprises a full width wrap around patio, steps leading up to a gravelled area with well established planted borders and an additional patio area and a raised decking area. Outdoor lighting and a detached workshop with pitched roof and glazed windows which could be utilized as a playroom/recreational room. There is fencing to the boundary.

## TENURE

FREEHOLD

## SERVICES

We are informed by the Vendors that all main services 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)

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EPC: D

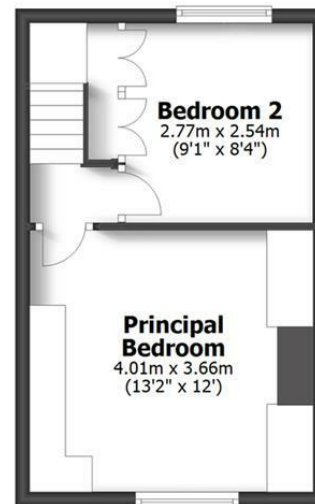
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



**118 Common Road**  
Wombourne



**Ground Floor**



**First Floor**



HOUSE: 77.8sq.m. 837sq.ft.  
GARAGE: 12.8sq.m. 138sq.ft.  
**TOTAL: 90.6sq.m. 975sq.ft.**

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

