



5 Bratch Common Road, Wombourne, Wolverhampton, WV5 8DG

BERRIMAN
EATON

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5 Bratch Common Road is an individually designed and styled detached dormer bungalow occupying an enviable position overlooking fields with convenient access to the Village as well as beautiful walks through the Staffordshire Countryside. The property benefits from central heating and double glazing. (Planning Permission has been approved to create a fourth bedroom ref: 23/00475/FULHH - South Staffordshire Council)

(WOMBOURNE OFFICE)
EPC: D

LOCATION

Bratch Common Road is situated between Bratch Lane and Poolhouse Road being most pleasantly situated with views over countryside to the front and yet being conveniently located for access into the village where there are a variety of amenities available including a bank, library, grocery shops, dentists and doctors surgeries and a leisure centre. There are several primary schools and a secondary school. Bus services within the village provide access to towns further afield. For anyone who enjoys walking there is access to the canal and railway walks together with the Wombrook walk and nature trail.

DESCRIPTION

5 Bratch Common Road is an individually designed and styled detached dormer bungalow occupying an enviable position overlooking fields with convenient access to the Village as well as beautiful walks through the Staffordshire Countryside. The property has a large gated driveway, single garage with office situated to the rear and a private rear garden with decking and patio areas. The internal accommodation briefly comprises living room with dining area, conservatory, fitted kitchen, downstairs shower room and two double bedrooms to the ground floor. To the first floor there is a large double bedroom with stunning views and an ensuite. The property benefits from central heating and double glazing. (Planning Permission has been approved to create a fourth bedroom ref: 23/00475/FULHH - South Staffordshire Council)

ACCOMMODATION

An enclosed porch has uPVC leaded double doors with stained glass rose inset. A wooden door with opaque side panel leads into the ENTRANCE HALLWAY which has laminate flooring, radiator, access to bedrooms and a storage cupboard housing wall mounted central heating boiler. BEDROOM ONE has a radiator, double glazed leaded window to the front elevation and double glazed leaded window to the side. BEDROOM TWO has fitted wardrobes, radiator and double glazed leaded window to the front elevation. The BATHROOM has a white suite comprising bath with shower over and glazed side screen, pedestal wash hand basin, bidet and low level W.C. Chrome heated ladder towel rail and uPVC double glazed opaque window to side elevation. The LIVING/DINING AREA has Adam style feature fireplace with inset coal effect gas fire and marble hearth, radiator, staircase rising to the first floor landing, a double glazed leaded window to the side elevation and double glazed sliding patio doors into the Conservatory. The CONSERVATORY is double glazed with polycarbonate roof, laminate flooring, ceiling fan and door leading onto the rear garden. The KITCHEN/BREAKFAST ROOM is fitted with a range of wall and base units fitted with complementary work surfaces, inset single drainer sink unit with stainless steel mixer tap, integrated double oven with 5 ring gas hob and extractor hood over. Integrated fridge, dishwasher and washing machine. Breakfast bar with radiator beneath, ceiling spotlights, double glazed leaded window to the rear elevation and a uPVC door into the Garage. The GARAGE has double opening doors, strip lighting and double glazed door to the garden. The Garage is partly converted into an OFFICE having double glazed window to the rear elevation.

The staircase rises to the FIRST FLOOR having metal balustrades, eaves storage and double glazed window to the rear and access into the PRINCIPAL SUITE which has radiator, laminate flooring and double glazed leaded window to the front elevation enjoying views across the open fields. A door leads into the EN-SUITE having a curved shower cubicle with multi-headed shower, pedestal wash hand basin, low level W.C., chrome heated ladder towel rail, double glazed sky light, eaves storage and part tiled walls.

OUTSIDE

The property is enclosed by metal electronically operated gates affording off road parking on a tarmac driveway, decorative rockery enclosed by herringbone style block Pavia shape which is well planted and has an ornamental pond. The rear garden comprises full width paved patio area with steps down to a lawn area with raised decked area to the bottom of the garden together with an additional decked area down steps with a hardstanding for a shed. Two brick-built outbuildings used for storage and an enclosed conifer border.

TENURE

FREEHOLD

SERVICES

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

COUNCIL TAX

BAND E – 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

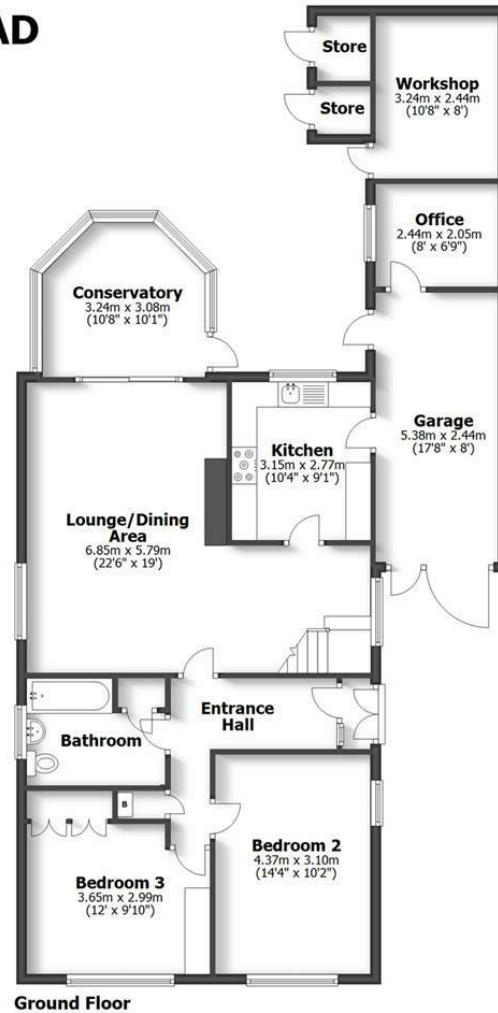
Offers Around
£435,000

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.



**5 BRATCH COMMON ROAD
WOMBOURNE**



HOUSE: 124.1sq.m. 1336sq.ft.
 GARAGE & OUTBUILDINGS: 29.3sq.m. 315sq.ft.
TOTAL: 153.4sq.m. 1651sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE

