



52 Wombourne Park, Wombourne, Wolverhampton, WV5 0NA

BERRIMAN  
EATON

# 52 Wombourne Park, Wombourne, Wolverhampton, WV5 0NA

52 Wombourne Park is a traditionally appointed semi-detached family home which has been extended and improved upon during the current owners tenure and which boasts a generous garden adjacent to the Railway line, gated off road parking and garage. The property benefits from central heating, double glazing and no upward chain.

(WOMBOURNE OFFICE)  
EPC: D

## LOCATION

Wombourne Park is an established and popular residential address within easy walking distance of the shops at the bottom of the road on Common Road. There is easy travelling to Sainsburys on the Bridgnorth Road and the fashionable Wombourne Village Centre gives access to many and varied facilities including eateries, shops, doctors and dental surgeries and a library. There are regular bus services running along Common Road and the area is well served by reputable schooling for all age groups.

## DESCRIPTION

52 Wombourne Park is a traditionally appointed semi-detached family home which has been extended and improved upon during the current owners tenure and which boasts a generous garden adjacent to the Railway line, gated off road parking and garage. The internal accommodation briefly comprises dining room, sitting room, conservatory, dining kitchen and utility area and downstairs shower room/wc to the ground floor. To the first floor there are three bedrooms and a family bathroom fitted with a white suite. The property benefits from central heating, double glazing and no upward chain.

## ACCOMMODATION

The ENTRANCE HALLWAY is accessed via a uPVC door with opaque panels and matching side window and has a tiled floor, radiator and the staircase rising to the first floor landing. The KITCHEN is fitted with a range of wall and base units with a butchers block work surface and inset stainless steel 1½ bowl sink unit with mixer tap and tiled splashback. There is space for a slot-in oven with fitted extractor over and space and plumbing for a dishwasher. There is tiling to the floor, coved ceiling and an archway leading into the DINING/UTILITY AREA with tiled floor, radiator, coved ceiling, space and plumbing for washing machine and tumble dryer beneath a fitted work surface with tiled splashback. Space for a large fridge freezer. Loft access. There is a double glazed leaded window to the rear elevation and double glazed leaded French doors leading to the rear garden. The downstairs SHOWER ROOM has shower cubicle with electric shower, pedestal wash hand basin with tiled splashback and low level W.C. There is tiling to the floor and spotlights. From the kitchen is access into the GARAGE with wooden double opening doors and eaves storage. The LIVING ROOM has coved ceiling, two radiators and French doors into the Conservatory. There are further French doors into the DINING ROOM which has a radiator, coved ceiling and a double glazed leaded bay window to the front elevation. The CONSERVATORY has double glazed windows on a low brick base with polycarbonate roof, fitted ceiling fan, tiled floor and French doors onto the garden.

The staircase rises to the first floor LANDING with wall light point and a double glazed opaque leaded window to the side elevation. The BATHROOM is fitted with a contemporary white suite and comprises panelled bath with shower attachment, pedestal wash hand basin and low level W.C. Chrome heated ladder towel rail, part tiled walls and an Airing Cupboard housing the wall mounted central heating boiler. BEDROOM ONE has a radiator, coved ceiling, wiring for a ceiling light/fan and a double glazed leaded bay window to the front elevation. BEDROOM TWO has a radiator and a double glazed leaded window to the rear elevation. BEDROOM THREE has a radiator and a double glazed leaded window to the front elevation.

## OUTSIDE

The block paved driveway has gated access and provides off road parking for several vehicles and gives access to the garage and front entrance. There is a hedge and fence to the boundary. The rear garden backs onto the South Staffordshire Railway walk and has a full width paved patio area with a paved pathway leading to the top of the garden with a decorative rockery and hard standing for a shed. Lawn area, well stocked borders and fencing to the boundary.

## TENURE

FREEHOLD

## SERVICES

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

## COUNCIL TAX

BAND C – 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)

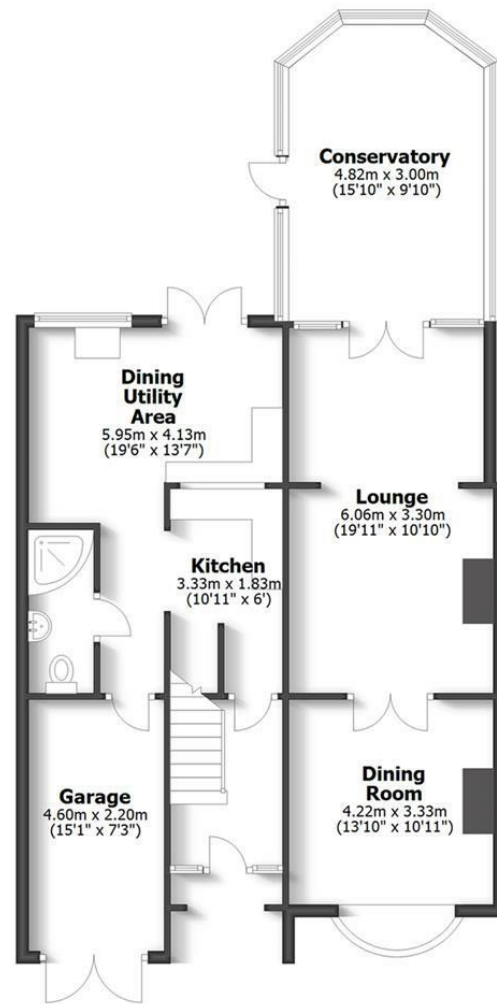
Offers Around  
£270,000

EPC: D

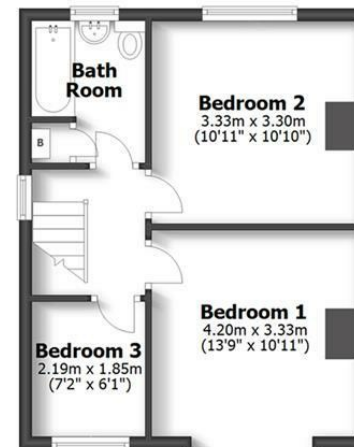
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



**52 Wombourne Park**  
Wombourne



**Ground Floor**



**First Floor**

HOUSE: 115.3sq.m. 1241sq.ft.  
GARAGE: 10.1sq.m. 109sq.ft.  
**TOTAL: 125.4sq.m. 1350sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE

