



9 St. Benedicts Road, Wombourne, Wolverhampton, WV5 9HP

**BERRIMAN**  
**EATON**

# 9 St. Benedicts Road, Wombourne, Wolverhampton, WV5 9HP

9 St Benedicts Road is a traditionally appointed semi-detached family home which requires some updating but has potential to make a well proportioned family home. It boasts a generous rear garden, off road parking and garage. The property benefits from central heating, double glazing and no upward chain.

(WOMBOURNE OFFICE)  
EPC: D

## LOCATION

St Benedicts Road is a much sought after address within easy walking distance of the fashionable village of Wombourne being located less than half a mile from the village centre. Shops, library, doctors surgery and bus services to towns and cities further afield can be found nearby. Wombourne village green is home to Wombourne Cricket, Tennis and Bowling Club and for country enthusiasts close by are the South Staffordshire canal and the South Staffordshire Railway Walk. Furthermore, the area is well served by reputable schooling for all age groups.

## DESCRIPTION

9 St Benedicts Road is a traditionally appointed semi-detached family home which requires some updating but has potential to make a well proportioned family home. It boasts a generous rear garden, off road parking and garage. The internal accommodation briefly comprises open plan living/dining room, kitchen, utility and a downstairs cloakroom 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 enclosed ENTRANCE PORCH has uPVC double glazed windows and French doors, tiled floor and a wooden door with decorative opaque inserts giving access into the ENTRANCE HALLWAY with the staircase rising to the first floor landing, a radiator and an understairs storage cupboard with cloaks rail and shelving. The LIVING/DINING ROOM has a double glazed window to the front elevation, a brick feature fireplace with inset coal effect gas fire and tiled hearth, two radiators, coved ceiling, serving hatch into the kitchen and double glazed sliding patio doors leading to the rear garden. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces and inset single drainer stainless steel sink unit with mixer tap and tiled splashback. Space for a slot-in oven and space for a fridge. There is a double glazed window to the rear garden and coved ceiling. A wooden door leads into the UTILITY which is fitted with a range of wall and base units with complementary work surfaces and inset single drainer stainless steel sink unit. There is space and plumbing for washing machine and tumble dryer. Space for an additional fridge. Coved ceiling, radiator, double glazed windows to the side and rear elevations and a wooden door to the rear garden. The downstairs CLOAKROOM has a pedestal wash hand basin with tiled splashback, low level W.C. and a double glazed opaque window to the side elevation. The GARAGE has double opening wooden doors, lighting and a storage cupboard.

The staircase rises to the first floor LANDING with a double glazed opaque window to the side elevation, loft access and an Airing Cupboard housing the wall mounted Worcester Bosch central heating boiler and fitted shelving. There is also an additional storage cupboard. The BATHROOM is fitted with a white suite and comprises panelled bath with shower over, pedestal wash hand basin and low level W.C. Tiled walls, radiator and a double glazed opaque window to the front elevation. BEDROOM ONE has a range of fitted bedroom furniture including wardrobes, dressing table with side drawers and bedside tables. There is a radiator and a double glazed window to the rear elevation. BEDROOM TWO has a radiator and a double glazed window to the front elevation. BEDROOM THREE has a radiator and a double glazed window to the rear elevation.

## OUTSIDE

The property has a tarmac driveway providing off road parking for several vehicles and flanked by a decorative gravelled foregarden with planted borders and a low dwarf wall to the boundary. The rear garden is a particular feature and has a full width paved patio area with pathway leading to the rear of the garden which has a hard standing for a shed. There is a large lawn area and established planted borders with 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

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### Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

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

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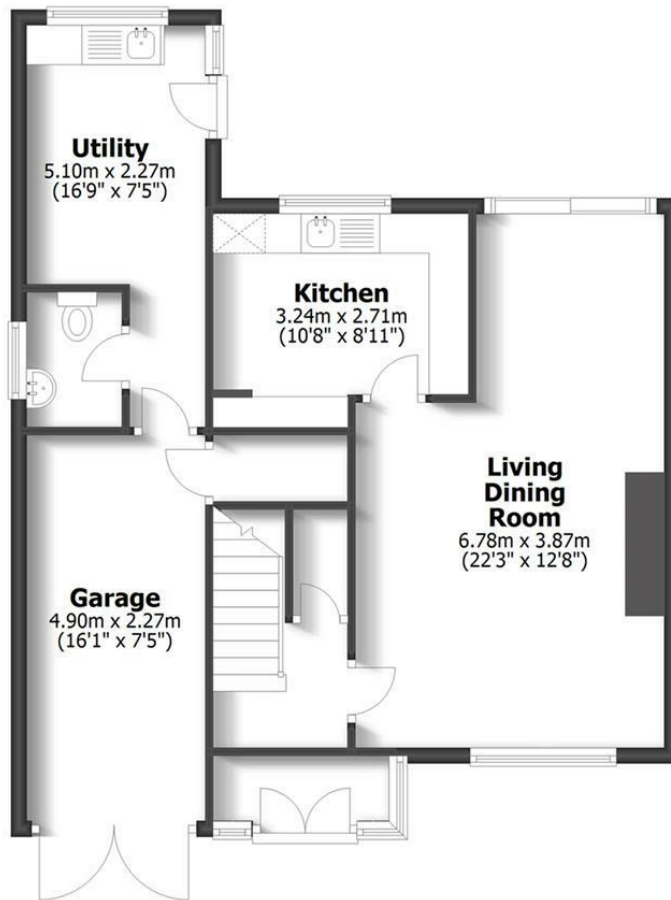
EPC: D

**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.

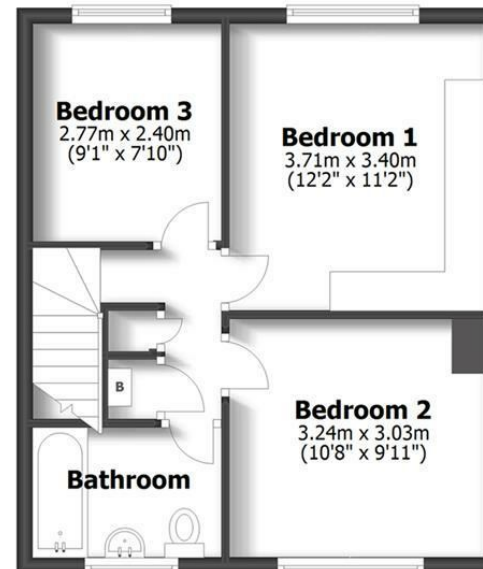


**9 St Benedicts Road**  
Wombourne

HOUSE: 92.1sq.m. 992sq.ft.  
 GARAGE: 11.1sq.m. 120sq.ft.  
**TOTAL: 103.2sq.m. 1112sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



**Ground Floor**



**First Floor**

