



22 Common Road, Wombourne, WV5 0EZ

BERRIMAN
EATON

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This is an end terraced home with tarmac drive and a long rear garden. The internal accommodation briefly comprises hall, kitchen, living room and sitting room with a lean to and cloakroom/wc to the ground floor. To the first floor there are three bedrooms and a house bathroom. The property benefits from majority double glazing and no upward chain. The property requires a considerable amount of refurbishment and does not have gas connected.

EPC : TO FOLLOW
WOPMBOURNE OFFICE

LOCATION

Common Road is one of the main roads leading into the fashionable village of Wombourne. There are local shops available at Blakeley Heath together with a Sainsburys supermarket nearby on the Bridgnorth Road. Furthermore, there is a wide range of amenities situated within the village itself including shopping, eateries, doctors and dental surgeries, a library and village green. The area is well served by schooling for all age groups. There is convenient access onto the picturesque Wombrook and Railway Line very close by.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL has a UPVC double glazed door with opaque window, staircase rising to the first floor landing and door into the LIVING ROOM which has a double glazed bay window to the front elevation and space for a log burner. The SITTING ROOM has a wall mounted heater and single glazed french door with two side windows leading into the LEAN TO. The KITCHEN has a one and a half sink and drainer, worksurfaces, understairs storage cupboard with single glazed window, and door into the lean to. This has a UPVC double glazed door to the rear garden, double glazed window to the rear, double glazed sky light and access to the downstairs WC.

The staircase rises to the FIRST FLOOR LANDING with a single glazed opaque window to the side elevation and loft access. The BATHROOM has a double glazed opaque window to the rear elevation, bath, wash hand basin, low level WC and airing cupboard housing the hot water cylinder. DOUBLE BEDROOM 1 has a double glazed window to the rear elevation and fireplace. DOUBLE BEDROOM 2 has a double glazed window to the front and fireplace. BEDROOM 3 has a double glazed window to the front elevation.

OUTSIDE

To the front of the property there is a tarmac driveway with a raised lawned foregarden. There is side gated access to the rear garden. The garden is a generous size but needs work as it is exceptionally overgrown. There are hardstanding for sheds, fence to the boundary and a side gate to the neighbour as they have a right of access for bins.

We are informed by the Vendors that all water and electricity are connected. There is no gas. The property has been drained down and buyers will need to ensure they make all necessary checks in respect of the services.

COUNCIL TAX BAND C - South Staffordshire

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the WOMBOURNE Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile – Ofcom checker shows there is limited and likely coverage indoors with all four main providers having likely coverage outdoors.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

The long term flood defences website shows very low / low / medium / high

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

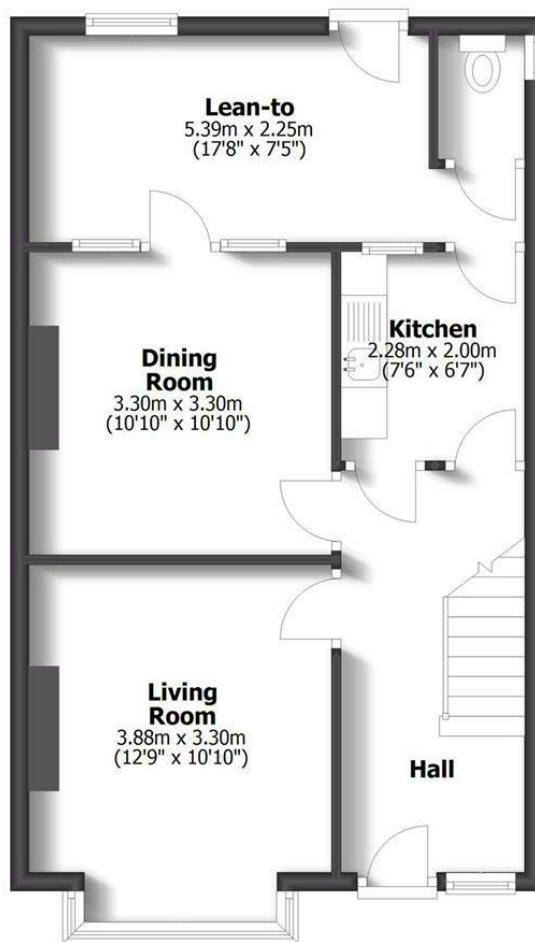
Offers In The Region Of
£200,000

EPC:

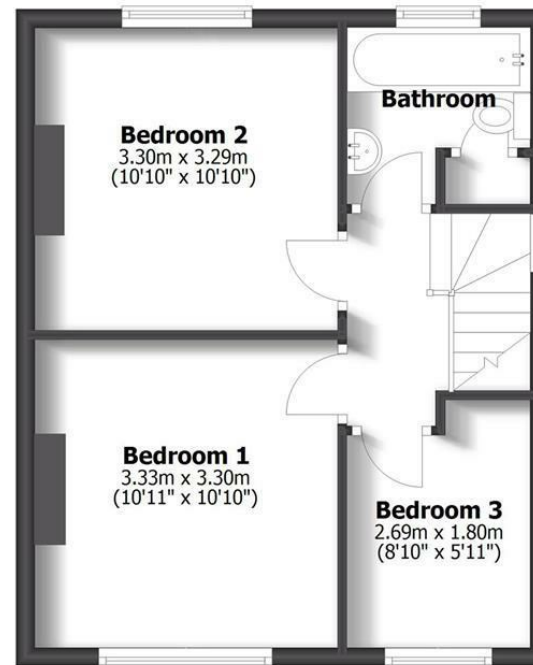
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



22 Common Road Wombourne



Ground Floor



First Floor

TOTAL: 86.4sq.m. 930sq.ft.

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

