



49 Common Road, Wombourne, Wolverhampton, WV5 0HE

BERRIMAN
EATON

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This is an extended semi-detached family home which has been owned by the same family since construction. There is a driveway suitable for parking several vehicles off road, garage and a low maintenance rear garden. The internal accommodation briefly comprises entrance hall, living room, dining room, breakfast kitchen and a downstairs cloakroom/wc to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property benefits from central heating, double glazing and no upward chain.

EPC : D
WOMBOURNE 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 is accessed through a double glazed door with opaque leaded inserts with a matching side panel, the staircase rises to the first floor and has a large storage cupboard beneath, there is a radiator and a door into the LIVING ROOM which has a double glazed window to the front elevation, radiator, coal effect gas fire and surround, wiring for wall lights and bi-folding opaque doors into the DINING AREA. This has a large storage cupboard, radiator and double glazed sliding patio doors to the garden. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset one and a half sink and drainer with mixer tap, space for appliances including oven, gas hob and extractor, plumbing and space for washing machine, dishwasher and fridge. There is a double glazed window to the rear elevation, two large pantries and a laundry cupboard. There are spotlights, tiled floor and part tiling to the walls, radiator and door into the LOBBY. This has a wooden door to the rear garden, storage cupboard, CLOAKROOM with low level WC, single glazed window to the side elevation, double glazed opaque window to the rear elevation and door into the GARAGE, this has an elevating door.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed opaque window to the side elevation, loft access and airing cupboard which houses the wall mounted central heating boiler. DOUBLE BEDROOM 1 has a double glazed window to the rear elevation and radiator. DOUBLE BEDROOM 2 has a double glazed window to the front elevation and radiator. BEDROOM 3 has a double glazed window to the side elevation, radiator and recess over the stairs. The SHOWER ROOM has a fitted cubicle, vanity wash hand basin with mixer tap which incorporates the low level WC, heated ladder towel rail, double glazed opaque window to the rear elevation and tiled walls.

OUTSIDE

To the front of the property there is a block paved driveway suitable for parking several vehicles off road and giving access to the garage, there is a lawned area and planted borders behind a low dwarf wall. The REAR GARDEN has been landscaped with block paving with various planting borders, a path leading to a large greenhouse and a walled boundary.

We are informed by the Vendors that all mains services are connected
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

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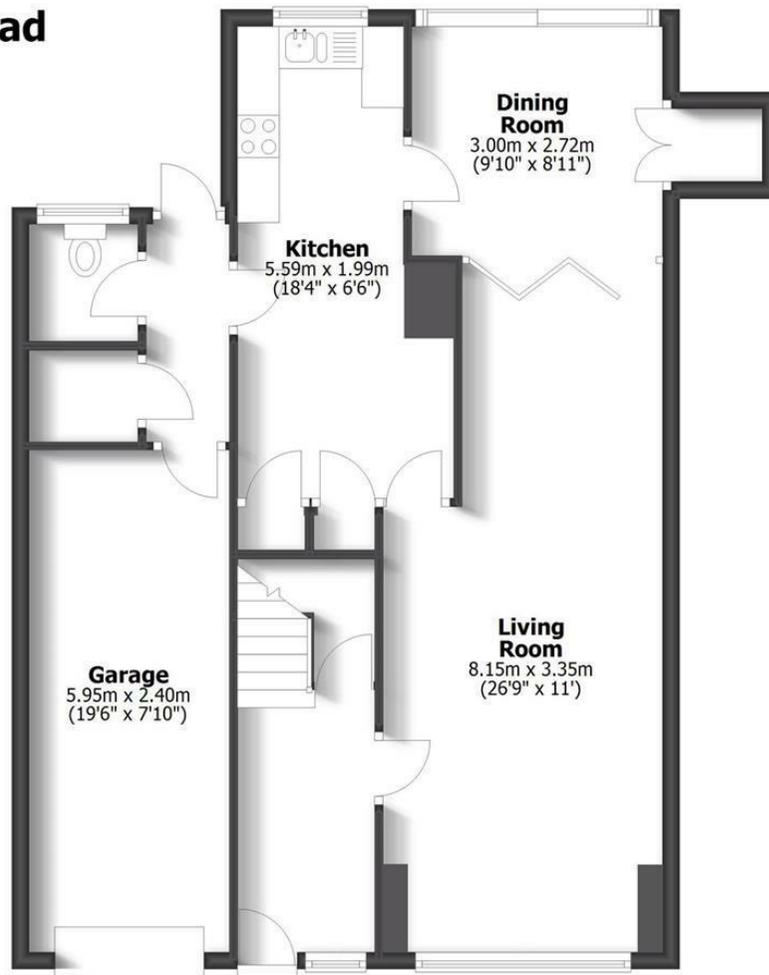
Offers In The Region Of
£320,000

EPC: D

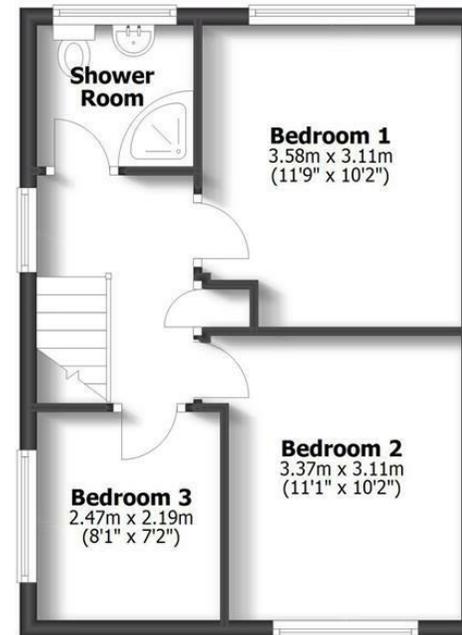
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



49 Common Road
Wombourne



Ground Floor



First Floor

HOUSE: 99.1sq.m. 1067sq.ft.
GARAGE: 14.3sq.m. 153sq.ft.
TOTAL: 113.4sq.m. 1220sq.ft.

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

