



209 Common Road, Wombourne, Wolverhampton, WV5 0LS

BERRIMAN
EATON

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This is a detached family home with off road parking, garage and enclosed rear garden. The internal accommodation briefly comprises entrance hall, cloakroom/wc, kitchen, living room and conservatory to the ground floor. To the first floor there are four double bedrooms and a family bathroom. The property benefits from central heating, double glazing and no upward chain.

EPC : C
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 Sainsburys and Lidl supermarkets are 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

This is a detached family home with off road parking, garage and enclosed rear garden. The internal accommodation briefly comprises entrance hall, cloakroom/wc, kitchen, living room and conservatory to the ground floor. To the first floor there are four double bedrooms and a family bathroom. The property benefits from central heating, double glazing and no upward chain.

ACCOMMODATION

The PORCH has a double glazed door which gives access to the ENTRANCE HALL which has a further double glazed door, staircase rising to the first floor landing with storage cupboard beneath and door into the CLOAKROOM. This has a low level WC, vanity wash hand basin, double glazed opaque window to front elevation and radiator. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit and mixer tap, integrated double oven, extractor and 4 ring gas hob, plumbing for the washing machine and space for the fridge freezer, double glazed window to the front elevation, radiator and double glazed door to the side access. The LIVING ROOM has a double glazed door to the conservatory, wiring for wall lights and radiator. The CONSERVATORY is double glazed and brick construction with french doors onto the rear garden and a polycarbonate roof.

The staircase rises to the FIRST FLOOR LANDING which has double glazed opaque window to the side elevation, loft access and airing cupboard housing the wall mounted central heating cupboard. DOUBLE BEDROOM 1 has a double glazed window to the rear elevation, fitted wardrobe and radiator. DOUBLE BEDROOM 2 has a double glazed window to the front elevation and radiator. DOUBLE BEDROOM 3 has a double glazed window to front elevation and radiator. DOUBLE BEDROOM 4 has a fitted wardrobe, double glazed window to the rear elevation and radiator. The BATHROOM is fitted with a suite which comprises a bath, low level WC, pedestal wash hand basin, double glazed opaque window and radiator.

OUTSIDE

To the front of the property there is a tarmac driveway providing off road parking and gives access to the integrated GARAGE which has A roller shutter door. There is side gated access which leads to the REAR GARDEN which is well established and private with a patio, lawn, established borders and fencing to the boundary.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND E – 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

Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers In The Region Of
£350,000

EPC: C

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.



209 Common Road Wombourne



HOUSE: 110.9sq.m. 1194sq.ft.

GARAGE: 11.2sq.m. 121sq.ft.

TOTAL: 122.1sq.m. 1315sq.ft.

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

