



26 Brook Road, Wombourne, Wolverhampton, WV5 0EH

BERRIMAN
EATON

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This is a three bedroom mid terraced property which has off road parking to the front and an enclosed rear garden. The internal accommodation briefly comprises fitted kitchen, dining area, living room, cloakroom/wc and conservatory to the ground floor. To the first floor there are three generous bedrooms and a bathroom. The property has a purpose built home office/gym in the rear garden and benefits from central heating with a newly replaced boiler, double glazing and no upward chain.

EPC : TO FOLLOW
WOMBOURNE OFFICE

LOCATION

Brook Road is situated on the Giggetty Estate which lies just off Giggetty Lane, in between Common Road and Brickbridge Lane. There is access to the Wombrook which leads to both the Railway Walk and the Canal and gives convenient access to Wombourne Village. The Estate sits between Blakeley Heath and Westfield Primary School as well as Wombourne High School. There are shops and facilities at Blakeley as well as being close to Sainsburys and Lidl. There are buses that run along both Common Road and Brickbridge Lane.

DESCRIPTION

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ACCOMMODATION

The composite door gives access to the DINING AREA which has a double glazed window to the front elevation. The KITCHEN is fitted with a range of wall and base units, complementary work surfaces with inset single drainer sink unit with mixer tap, integrated oven with 4 ring gas hob, plumbing for washing machine, integrated fridge and freezer, double glazed window to the front elevation and radiator. The CLOAKROOM has a low level WC, wash hand basin and mixer tap and tiling to the walls. The LIVING ROOM has double glazed leaded french doors, double glazed porthole window to the rear elevation, wiring for wall lights and radiator. The CONSERVATORY is double glazed and brick construction with double glazed doors onto the rear garden and a polycarbonate roof.

The staircase rises to the FIRST FLOOR LANDING which has wooden balustrades and a loft access. The BATHROOM is fitted with a white suite which comprises bath with shower over and glazed screen, vanity wash hand basin and mixer tap, double glazed opaque leaded window to the front elevation, spotlights and leaded ladder towel rail. DOUBLE BEDROOM 1 has a double glazed leaded window, radiator and fitted storage cupboard. DOUBLE BEDROOM 2 has a double glazed leaded window to the front elevation, radiator and storage cupboard. BEDROOM 3 has fitted cupboard over the stairs recess, double glazed leaded window to the rear elevation and radiator.

OUTSIDE

To the front of the property there is off road parking. The REAR GARDEN has a paved patio, lawn area and fence and hedged boundary. The HOME OFFICE is of timber construction with glazed windows and power.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND B – 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 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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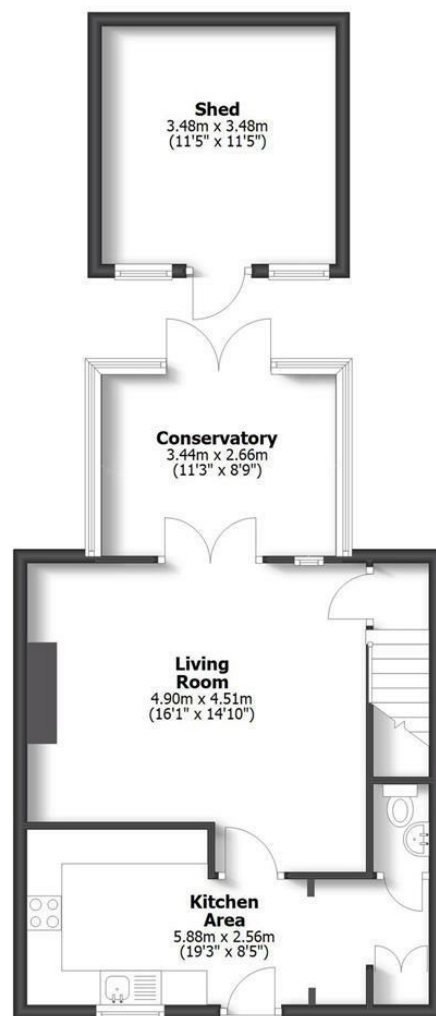
Offers In The Region Of
£240,000

EPC:

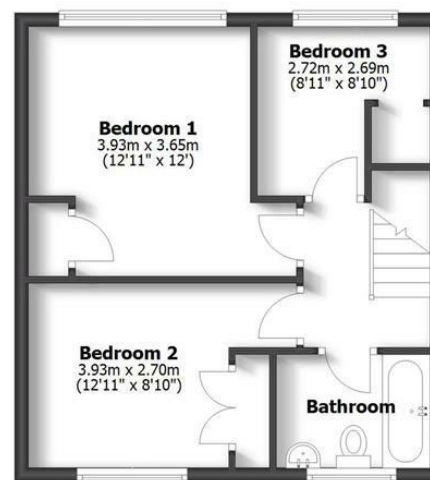
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



26 Brook Road Wombourne



Ground Floor



First Floor

HOUSE: 85.4sq.m. 919sq.ft.
SHED: 12.1sq.m. 130sq.ft.
TOTAL: 97.5sq.m. 1049sq.ft.

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

