



8 Thorsten House Rees Drive, Wombourne, WV5 9DW

BERRIMAN
EATON

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Formerly the Police Station, this unique building has been developed into apartments and finished to an extremely high standard. Apartment 8 is located on the second floor and comprises an open plan kitchen dining and living room with integrated appliances and Juliette balcony; two double bedrooms and a modern, stylish shower room. There is a lift servicing the upper floors, intercom system and parking allocated to each apartment with provision made for visitor spaces. There is double glazing and central heating.

EPC : C
Wombourne Office

LOCATION

Thorsten House stands within its own grounds within easy walking distance of the wide ranging facilities and amenities provided by the fashionable village of Wombourne. The Village centre is set around the cricket green where there are doctors and dentists surgeries, shopping, library and leisure facilities available together with walks at the nearby Bratch Locks and the open spaces of Wom Brook and Canal. The area is well served by reputable schooling for all age groups with St Benedicts Primary and Wombourne High School being the closest, and the A449 provides easy access for commuting to Wolverhampton City Centre, Dudley, Stourbridge and the entire midlands motorway network. There are two Supermarkets, Sainsburys and Lidl, which are within convenient travelling distance.

DESCRIPTION

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ACCOMMODATION

There is a COMMUNAL ENTRANCE HALLWAY with staircase and lift to the upper floors and secure front door to the apartment opening into the HALL with radiator and intercom system, spotlights, radiator and large storage cupboard. There are TWO DOUBLE BEDROOMS both with double glazed windows to the rear elevation and radiators, one has a fitted storage cupboard. The SHOWER ROOM has a walk-in double shower cubicle with multi-head shower, vanity wash hand basin with mixer tap, low-level wc, chrome heated ladder towel rail, tiled walls and floor, extractor and spotlights.

The OPEN-PLAN LIVING ROOM incorporates kitchen, living and dining areas with two double glazed windows to the front elevation and French doors opening onto a Juliet balcony, radiator and ceiling lights. The KITCHEN is fitted with a range of high-quality wall and base units with granite work surfaces, single drainer sink unit with mixer tap, integrated appliances including Bosch oven with induction hob and Bosch chimney extractor over, integrated fridge and freezer, dishwasher, and washer dryer. There are spotlights and downlights.

OUTSIDE

Each apartment benefits from one allocated parking space and there are four available parking spaces for visitors. There is a communal lawned area which is private and enclosed by a fence and a bicycle storage area for residents use.

The property is leasehold held on a term of 125 years from 2021. There is a Service Charge payable which currently amounts to approximately £1244 per annum and the Ground Rent is currently £200 per annum. Prospective purchasers are recommended to verify the details of the lease with their Solicitor.

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 LEASEHOLD.

Broadband – Ofcom checker shows Standard / Superfast are available
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>
The long term flood defences website shows very low

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Offers In The Region Of
£239,950

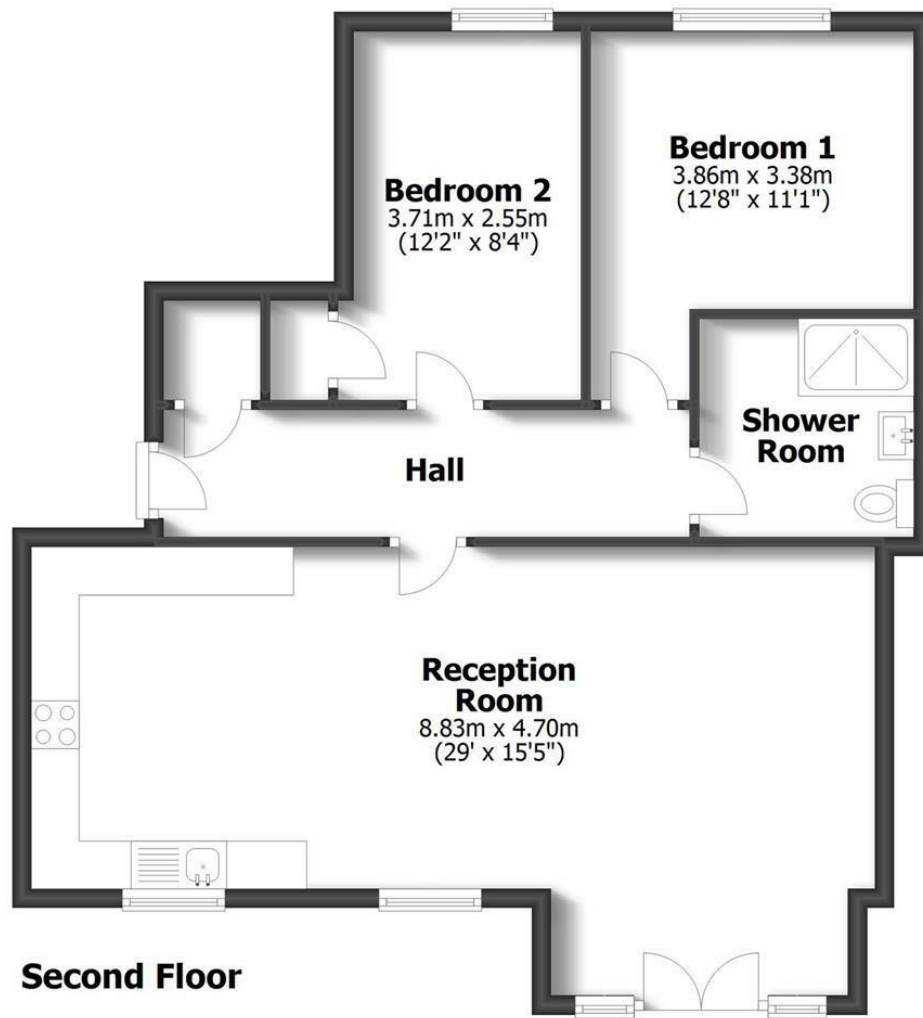
EPC: C

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.



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Rees Drive, Wombourne



TOTAL: 71.6sq.m. 771sq.ft.

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

