



77 Wombourne Park, Wombourne, WV5 0LX

BERRIMAN
EATON

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This is a traditionally appointed semi-detached family home occupying a generous position on this estate with a generous driveway, garage and large rear garden. The internal accommodation briefly comprises entrance hall, living room, sitting room, kitchen and utility room 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 will benefit from refurbishment and enhancement, subject to gaining the necessary planning permissions.

EPC: TBC
WOMBOURNE OFFICE

LOCATION

Wombourne Park is an established and popular residential address within easy walking distance of the shops at the bottom of the road on Common Road. There is easy travelling to Sainsburys and Lidl on the Bridgnorth Road and the fashionable Wombourne Village Centre gives access to many and varied facilities including eateries, shops, doctors and dental surgeries and a library. There are regular bus services running along Common Road and the area is well served by reputable schooling for all age groups with Blakeley Heath Primary School being the closest. There are number of possibilities for a short or long walks with South Staffordshire Railway Walk and Himley Woods being close by and there is also a Canal Walk alongside Staffordshire and Worcestershire Canal.

DESCRIPTION

This is a traditionally appointed semi-detached family home occupying a generous position on this estate with a generous driveway, garage and large rear garden. The internal accommodation briefly comprises entrance hall, living room, sitting room, kitchen and utility room 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 will benefit from refurbishment and enhancement, subject to gaining the necessary planning permissions.

ACCOMMODATION

The ENTRANCE HALL is accessed through a composite door with double glazed, leaded, opaque and stained glass panels inserted, there is a staircase rising to the first floor landing with wooden balustrades, storage beneath the stairs and radiator. The LIVING ROOM has a double glazed leaded window to the front elevation, radiator and fireplace with gas fire and brick display shelving and tv stand. The SITTING ROOM has double glazed leaded window to the rear elevation, radiator and plate rack. The KITCHEN is fitted with a range of wall and nase units with complementary work surfaces, inset single drainer sink unit and mixer tap, integrated oven, hob and extractor. There is a double glazed leaded window to the rear elevation and a wooden door into the garage. The UTILITY ROOM is to the rear of the garage and gives access through a UPVC double glazed door to the garden. There is a fitted worksurface with plumbing and space beneath for a washing machine and tumble dryer. There is a double glazed window to the rear elevation overlooking the garden.

The staircase rises to the FIRST FLOOR LANDING which has double glazed opaque window to the side elevation, loft access and wooden balustrades. The BATHROOM is fitted with a coloured suite which comprises a bath with an electric shower over, pedestal wash hand basin, low level WC, double glazed opaque window to the rear elevation, airing cupboard and radiator. DOUBLE BEDROOM 1 has a double glazed bay window to the front and radiator. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation and radiator. BEDROOM 3 has a double glazed leaded window to the front elevation and radiator.

OUTSIDE

To the front of the property there is a tarmac driveway suitable for parking several vehicles off road with a gravelled fore garden, raised planted borders, walled boundary and access to the GARAGE which has an elevating door and single glazed opaque window into the kitchen. The REAR GARDEN is a generous side with a large paved patio, gravelled planting borders, lawn area, fencing to the boundary and hardstanding for a shed. To the side of the property there is an alleyway which gives access to the bus stops at Common Road/Bridgnorth Road.

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 date 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
£285,000

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.



77 Wombourne Park

Wombourne

HOUSE: 76.4sq.m. 823sq.ft.
 GARAGE: 12.8sq.m. 138sq.ft.
TOTAL: 89.2sq.m. 961sq.ft.

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



