



110 Wombourne Park, Wombourne, Wolverhampton, WV5 0LY

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This is a well proportioned semi-detached family, home with a generous driveway affording the ability to park several vehicles off road, garage and which boasts one of the largest gardens on the Estate. The internal accommodation briefly comprises entrance hall, open plan lounge with dining area, conservatory and fitted kitchen to the ground floor. To the first floor there are three bedrooms and a stylishly refitted bathroom. The property benefits from central heating and double glazing.

EPC : TO FOLLOW
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 picturesque walks nearby with Himley Woods, the South Staffordshire Railway Walk and the Staffordshire and Worcestershire Canal.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL has a composite door with double glazed opaque side panels, staircase rising to the first floor landing with glass balustrades, tiled floor and storage cupboard beneath. The LIVING ROOM has a double glazed window to the front elevation, two radiators and a double glazed sliding patio door onto the conservatory. There is a log effect electric fire built into the media wall and wooden flooring. The CONSERVATORY is brick and double glazed construction with a polycarbonate roof, radiator, tiled floor and French doors onto the garden. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset sink with mixer tap and drainer, integrated double oven, microwave, fridge and plumbing for a washing machine. There are two double glazed windows to the rear elevation, radiator and door into the GARAGE. The garage has an elevating door and a double glazed door into the rear garden.

The staircase rises to the FIRST FLOOR LANDING which has spotlights, loft access and double glazed opaque window to the side elevation. The BATHROOM is fitted with a white suite which comprises a bath with shower over and screen, wash hand basin and mixer tap, low level WC, spotlights, double glazed opaque window to the rear elevation, tiled floor and walls. DOUBLE BEDROOM 1 has a double glazed window to the front elevation and radiator. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation and radiator. BEDROOM 3 has a double glazed window to the front elevation and radiator.

OUTSIDE

To the front of the property there is a block paved DRIVEWAY affording off road parking for several vehicles and giving access to the GARAGE. The REAR GARDEN is a particular feature of the property due to its size and orientation and has a paved patio area with steps leading to a wooden pergola, hard standing for a shed, large lawn area and fencing to the 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 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 risk

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Lettings Office

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Wombourne Office

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www.berrimaneaton.co.uk

Offers In The Region Of
£325,000

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.



110 Wombourne Park
Wombourne

HOUSE: 89.1sq.m. 959sq.ft.
 GARAGE: 12.3sq.m. 132sq.ft.
TOTAL: 101.4sq.m. 1091sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



