



180 Common Road, Wombourne, Wolverhampton, WV5 0LT

BERRIMAN
EATON

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This is a traditional semi-detached family home with a driveway suitable for parking several vehicles off road and a beautiful well stocked and planted rear garden. The internal accommodation briefly comprises entrance hall, lounge, dining room, fitted kitchen, orangery and cloakroom. To the first floor there are three bedrooms and a family bathroom. The property benefits from central heating, double glazing and no upward chain.

EPC : D
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 traditional semi-detached family home with a driveway suitable for parking several vehicles off road and a beautiful well stocked and planted rear garden. The internal accommodation briefly comprises entrance hall, lounge, dining room, fitted kitchen, orangery and cloakroom. To the first floor there are three bedrooms and a family bathroom. The property benefits from central heating, double glazing and no upward chain.

ACCOMMODATION

The ENTRANCE HALL is accessed through a double glazed composite door with leaded stained glass inserts and side panels, the staircase rises to the first floor landing, radiator and CLOAKROOM under the stairs which comprises a low level WC, wash hand basin, part panelled walls and double glazed opaque window to the side elevation. The LOUNGE has a double glazed window to the front elevation, cast iron open fireplace, shelving, radiator and double doors into the DINING ROOM. This has a vertical radiator, open fireplace, wooden floor and opens into the ORANGERY which has a lantern ceiling, tiled floor and double glazed sliding patio door into the garden. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit and mixer tap, double glazed windows to the rear and side elevations and a double glazed door onto the side passage. The is space for a Range style oven with fitted extractor, space for fridge/freezer, washing machine and tumble dryer, tiled floor, radiator and a wall mounted central heating boiler.

The staircase rises to the FIRST FLOOR LANDING which has loft access and double glazed opaque window to the side elevation. The SHOWER ROOM has a walk in shower cubicle with multi headed shower, vanity wash hand basin which incorporates the low level WC, double glazed opaque window to the rear elevation and heated ladder towel rail. DOUBLE BEDROOM 1 has a double glazed window to the front elevation, coalbrookdale fireplace, radiator and fitted wardrobes with louvred doors. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation, fitted wardrobe and radiator. BEDROOM 3 has double glazed window to the front elevation and radiator.

OUTSIDE

To the front of the property is a block paved DRIVEWAY affording off road parking for several vehicles and side gated access to the REAR GARDEN. This has been lovingly tended to and offers an oasis of well stocked and planted borders, a patio area, lawn, hardstanding for shed and a wooden outdoor seating area with a fence 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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Offers In The Region Of
£310,000

EPC: D

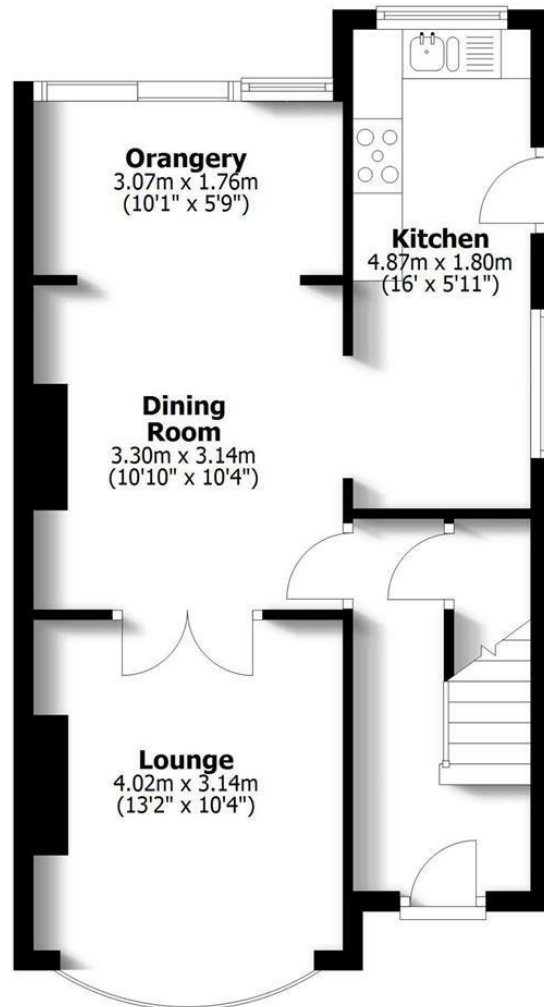
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



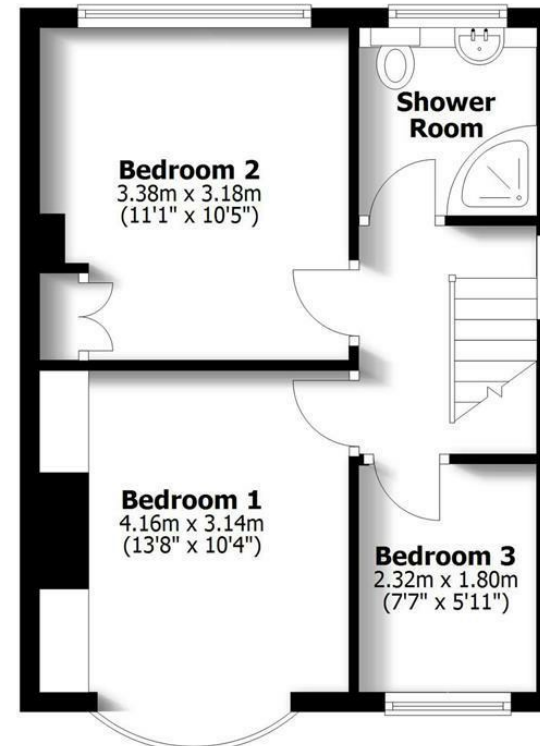
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Wombourne

TOTAL: 78.3sq.m. 843sq.ft.

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



Ground Floor



First Floor

