



23 Dickinson Road, Wombourne, Wolverhampton, WV5 0NH

BERRIMAN
EATON

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This is a charming semi-detached property occupying a large corner position with extensive off road parking, private front garden, an enclosed south facing rear garden and the potential for further extension, subject to gaining all of the necessary planning permission and consents. The internal accommodation briefly comprises entrance hall, large lounge, recently updated kitchen/dining room and spacious full width conservatory to the ground floor. To the first floor there are three well-proportioned bedrooms and a bathroom fitted with a white suite and jet bath. The property benefits from double glazing and central heating.

EPC : TO FOLLOW
WOMBOURNE OFFICE

LOCATION

Dickinson Road is a popular road which is situated just off Sytch Lane and gives fantastic walking access to Blakeley Heath School with Wombourne High School also in close proximity. The Railway Walk is easily accessible with the Himley Plantation and Canal being close by and is ideal for dog walker and nature enthusiasts. There is a regular bus route on Common Road giving access to heading to Wolverhampton and Stourbridge. There are convenience shops at the top of Giggetty with Sainsburys and Lidl Supermarkets within proximity. Wombourne Village is also easily accessible.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL has a composite door, staircase rising to the first floor landing and radiator. The LOUNGE has a double glazed window to the front elevation, log burner, tiled floor and double doors into the CONSERVATORY. This is brick and double glazed construction with a polycarbonate roof and double glazed doors onto the rear garden. There is a composite door which gives access to the driveway and a door into the KITCHEN/DINER. This is fitted with a range of wall and base units with complementary work surfaces, Butchers Block work surfaces, inset Belfast sink with mixer tap, space for appliances including washing machine, dishwasher, fridge and freezer. There are double glazed windows to the front and side elevations and understairs storage cupboard. There is an integrated oven, fitted extractor and tiled floor.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed window to the rear elevation. DOUBLE BEDROOM 1 has double glazed window to the front elevation, radiator and loft access. DOUBLE BEDROOM 2 has double glazed window to the front elevation, radiator and fitted wardrobe with louvred doors and a wall mounted central heating boiler. BEDROOM 3 has a double glazed window to the rear elevation and radiator. The BATHROOM is fitted with a white suite which comprises jet bath with shower over and glazed screen, low level WC, vanity wash hand basin with mixer tap, tiling to the walls and floor and double glazed opaque window to the rear elevation.

OUTSIDE

To the front of the property there is a gravelled foregarden with a fenced boundary and wood store. There is a tarmac DRIVEWAY which allows off road parking for multiple vehicles and side gated access into the REAR GARDEN. This is south facing with a decking area, well planted and stocked borders, hardstanding for a shed and a fenced boundary.

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 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

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers In The Region Of
£330,000

EPC:

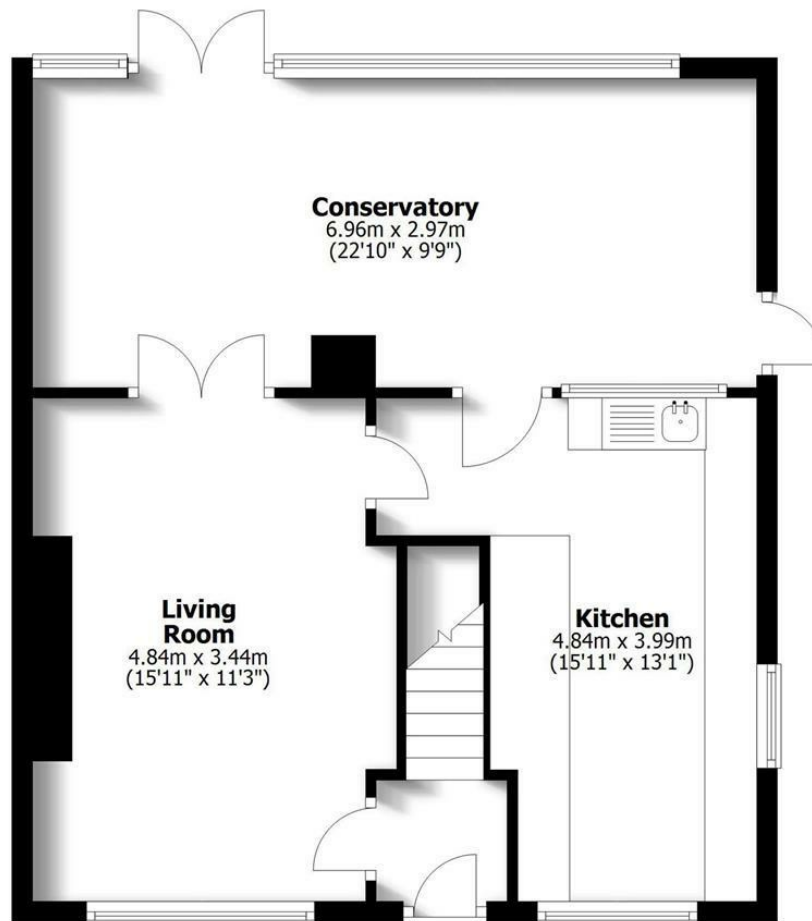
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



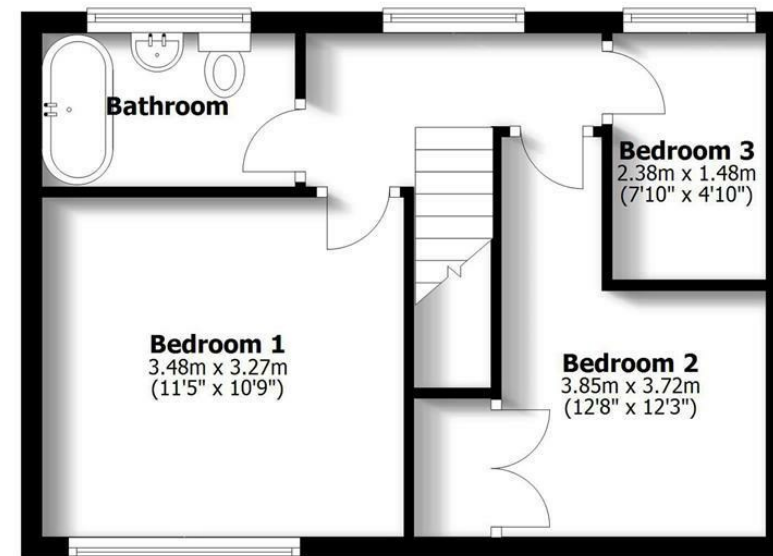
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TOTAL: 90.4sq.m. 973sq.ft.

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

