2 Wombrook Court, Wombourne, Wolverhampton, WV5 9AA

BERRIMAN
EATON

2 Wombrook Court, Wombourne, Wolverhampton, WV5 9AA

This is a ground floor apartment located to the front of this retirement Development. The apartment itself briefly comprises a living room with fitted kitchen and integrated appliances and bathroom with walk in shower and two double bedrooms. There is a 24hr emergency Careline system for peace of mind as well as the resident House Manager, communal lounge, laundry, lift to all floors and a communal car park. The gardens are exceptionally well maintained with various seating areas, overlooking the Wombrook. The development also has the use of a Guest Suite which can be booked with the House Manager and is subject to availability.

EPC : TO FOLLOW
WOMBOURNE OFFICE

LOCATION

Wombrook Court stands in a convenient location within flat walking distance into the picturesque Wombourne Village where there is a range of amenities including doctors, dentist, opticians and shops. There is a post office available at the petrol station on School Road and the Library located within the Village Green. There are nearby country footpaths to the Wom Brook which leads to the adjoining Railway line that, in turn, link to the Canal tow paths. There are regular buses running through the Village that serve Wolverhampton, Dudley, Stourbridge, Kingswinford and Merry Hill Shopping Centre.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL has a wall mounted storage heater and two large storage cupboards, one of which houses the hot water cylinder. The LOUNGE has a wooden double glazed door onto the front communal garden with a matching window adjacent and a double glazed window to the side elevation, wall mounted storage heater, an electric fire and surround and double doors into the KITCHEN which is fitted with a range of wall and base unit with complementary worksurfaces, inset single drainer sink unit and mixer tap, double glazed window to the side elevation and a range of integrated appliances including oven, microwave, ceramic hob, fridge and freezer with a tiled splashback. DOUBLE BEDROOM 1 has a double glazed window to the front elevation, fitted wardrobes with concertina mirrored doors and wall mounted storage heater. DOUBLE BEDROOM 2 has a double glazed window to the front elevation and wall mounted heater. The BATHROOM has a bath, separate shower cubicle, vanity wash hand basin and mixer tap, WC and tiling to the walls.

OUTSIDE

There is a communal car park accessed from Walk Lane and to the rear is a well maintained and established communal garden with seating.

LEASEHOLD

There is a lease of 125 years with a commencement date of 2007. The ground rent is paid twice a year to Estates & Management at £247.50. The maintenance bill paid to First Port is again due twice a year. The latest bill was £2751.38 for the period 1st March to 31st August

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 / 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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tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
01902 749974
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Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers In The Region Of
£250,000

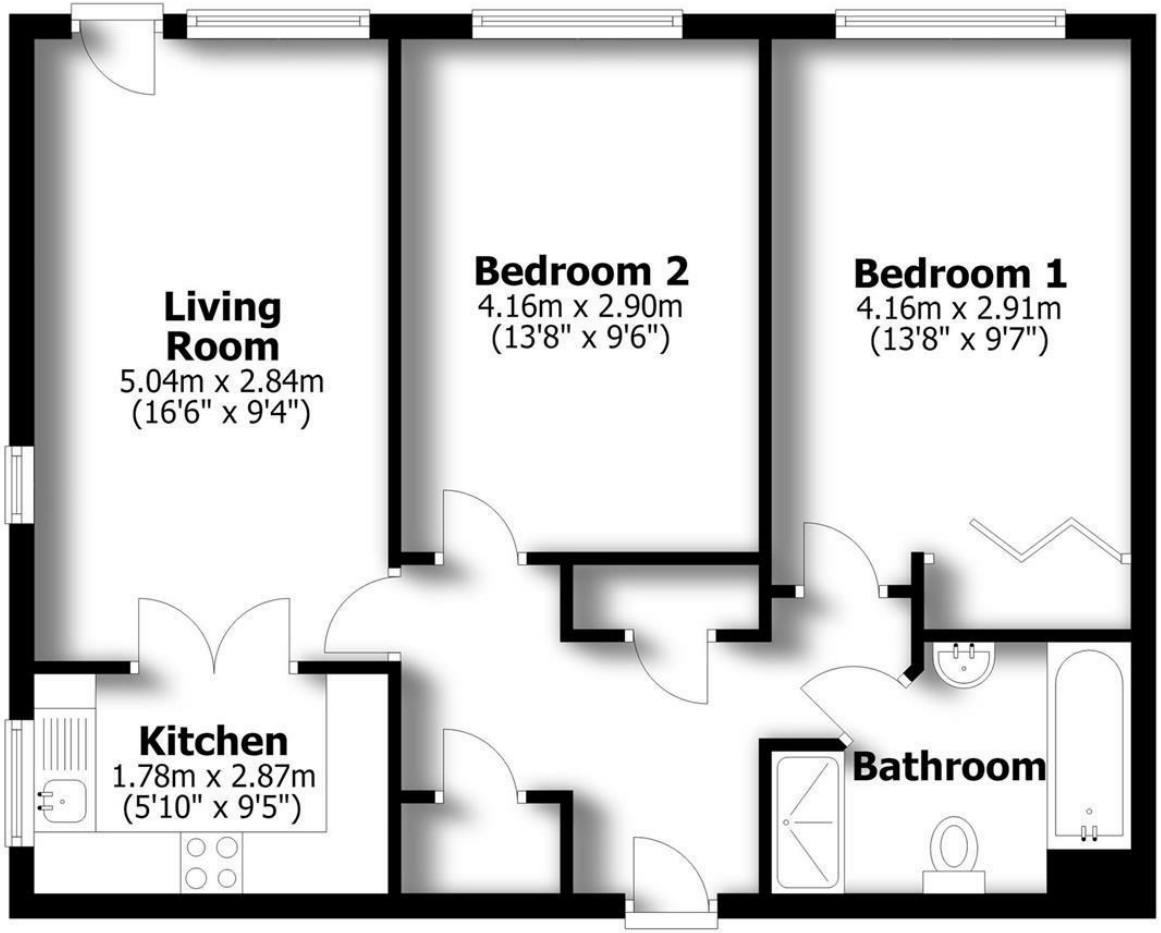
EPC:

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.

2 Wombrook Court
Wombourne

TOTAL: 61.4sq.m. 660sq.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