160 Common Road, Wombourne, Wolverhampton, WV5 0LT

BERRIMAN
EATON

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This is an immaculately presented three bedroom semi-detached family home with off road parking and a large rear garden. The internal accommodation briefly comprises porch, entrance hall, lounge, kitchen, dining and family area with separate utility and WC to the ground floor. To the first floor there are two double bedrooms, office area and a family bathroom. The Principal bedroom is on the top floor and benefits from an en-suite shower room. The property is central heated and double glazed.

EPC : TO FOLLOW
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 an immaculately presented three bedroom semi-detached family home with off road parking and a large rear garden. The internal accommodation briefly comprises porch, entrance hall, lounge, kitchen, dining and family area with separate utility and WC to the ground floor. To the first floor there are two double bedrooms, office area and a family bathroom. The Principal bedroom is on the top floor and benefits from an en-suite shower room. The property is central heated, double glazed and an EV charging point.

ACCOMMODATION

The PORCH has a composite door with adjacent double glazed panels, tiled floor and a further composite door with opaque and leaded inserts and giving access into the ENTRANCE HALL which has a staircase rising to the first floor landing with wooden balustrades, storage cupboard and radiator. The CLOAKROOM has a low level WC, wash hand basin and mixer tap. The LOUNGE has a double glazed bay window to the front elevation, coal effect fire with decorative fireplace and surround and radiator. This opens into the KITCHEN/FAMILY ROOM benefits from a range of wall and base units with complementary work surfaces, inset one and a half sink and drainer with mixer tap. There is a breakfast bar, space for a Range style oven with glass splashback and chimney extractor, vertical radiator and double glazed window overlooking the rear garden. There are double glazed French doors onto the rear garden, tiled floor and a further seating area with a lantern ceiling and double glazed windows to the side and rear elevations. The UTILITY has plumbing and space for a washing machine and tumble dryer with space for a fridge freezer and a double glazed window to the side elevation and a door into the former garage storage area which has double opening doors.

The staircase rises to the FIRST FLOOR LANDING which has double glazed opaque window to the side elevation radiator and STUDY AREA with double glazed window to the front elevation. The BATHROOM benefits from a white suite which comprises a bath with multi headed shower over and glazed screen, vanity wash hand basin with mixer tap, low level WC, heated ladder towel rail, double glazed opaque window to the rear elevation and spotlights. DOUBLE BEDROOM 2 has a double glazed window to the front elevation and radiator. DOUBLE BEDROOM 3 has a double glazed window to the rear elevation and radiator. The staircase rises to the PRINCIPAL BEDROOM which has a double glazed window to the rear elevation, double glazed skylight, eaves storage, radiator and door into the EN-SUITE which has a shower cubicle, vanity wash hand basin and mixer tap, low level WC, heated ladder towel rail, part tiling to the walls and double glazed opaque window to the rear elevation.

OUTSIDE

To the front of the property there is a DRIVEWAY providing off road parking for several vehicles with an EV charging point. The REAR GARDEN has a paved patio area with a large lawn, well planted borders and fencing to the boundary.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – Wolverhampton
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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Wombourne Office
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www.berrimaneaton.co.uk

Offers In The Region Of
£385,000

EPC:

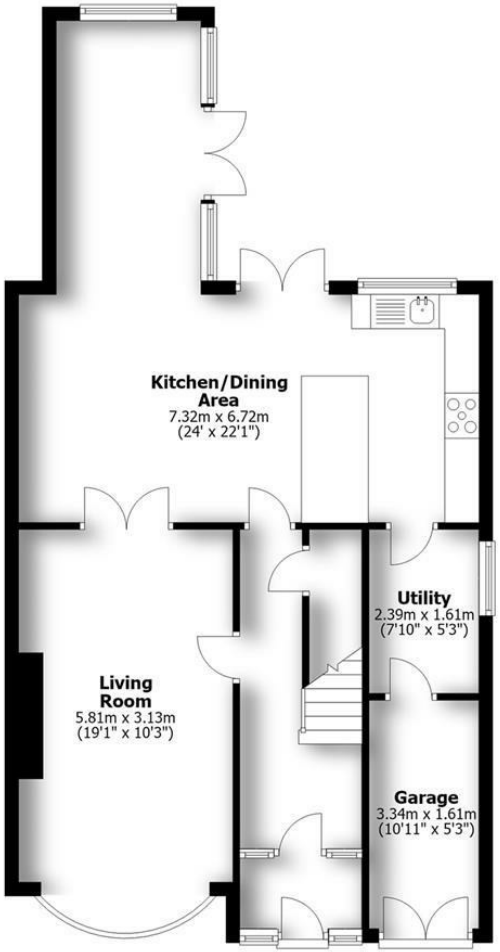
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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

160 Common Road

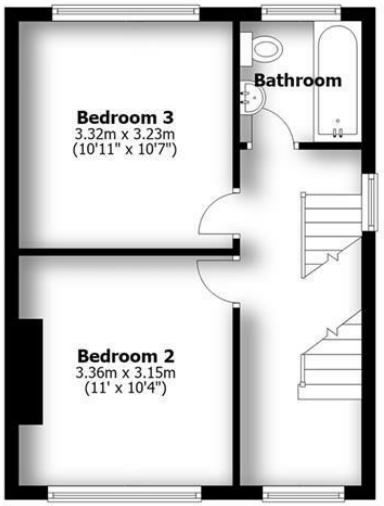
Wombourne

HOUSE:	121.0sq.m.	1303sq.ft.
GARAGE:	5.4sq.m.	58sq.ft.
TOTAL:	**126.4sq.m.**	**1361sq.ft.**

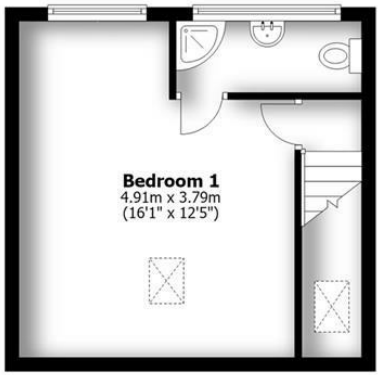
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor



Second Floor

HOME
IS NOT
A PLACE
IT'S A
FEELING