



92 Bridgnorth Road, Wombourne, Wolverhampton, WV5 0AQ

BERRIMAN
EATON

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Bridgnorth Road is an executive detached family home occupying a generous plot with a large driveway, double garage and long rear garden.
(WOMBOURNE OFFICE)

LOCATION

Bridgnorth Road is within convenient travelling distance of the fashionable village of Wombourne with its wide range of facilities including shopping, a library, doctors and dentist surgeries and eateries and there are regular bus services available on Common Road giving convenient access to the wider variety of amenities afforded by Wolverhampton City Centre, Dudley and Stourbridge. The Sainsburys supermarket is also within walking distance. Furthermore, the area is well served by reputable schools for all age groups.

DESCRIPTION

Bridgnorth Road is an executive detached family home occupying a generous plot with a large driveway, double garage and long rear garden. The internal accommodation briefly comprises living room, separate sitting room, dining room, kitchen/dining room, utility and downstairs cloakroom/wc to the ground floor. To the first floor there are four good sized bedrooms, en-suite to the principal bedroom and family bathroom. The property benefits from central heating and double glazing.

ACCOMMODATION

An open canopied porch leading into the ENTRANCE HALLWAY via a composite front door with opaque leaded inserts with double glazed window to the side and an additional double glazed leaded window to the front elevation adjacent to the staircase rising to the first floor landing with wooden balustrades. There is a radiator, decorative coving, understairs storage area and access to the downstairs CLOAKROOM having vanity wash hand basin, W.C., chrome heated ladder towel rail, extractor, part tiled walls and tiled floor. The KITCHEN/DINING AREA is fitted with a range of wall and base units with complementary granite work surfaces, inset Belfast sink with mixer tap, space for a large Rangemaster and fitted extractor, space for large American style fridge freezer, integrated dishwasher, tiled splash back, tiled floor and double glazed window to the rear and side elevation. The UTILITY is fitted with a range wall and base units with complementary work surfaces, inset single drainer sink unit with mixer tap, space and plumbing for washing machine, space for additional fridge, radiator, part tiled walls, tiled floor and double glazed door to the side passage. From the Dining Area there is a separate DINING ROOM with radiator, wall light points, vaulted ceiling and double glazed leaded window to the rear elevation. The SITTING ROOM has a radiator, spotlights, vaulted ceiling with two double glazed sky lights, double glazed leaded French doors on to the rear garden with matching side windows and double wooden doors leading into the LIVING ROOM having wooden feature fireplace with inset gas fire and marble hearth, decorative coving incorporating a picture rail, wall light points, engineered oak flooring, radiator and a double glazed leaded bay window to the front elevation.

The staircase rises to the first floor LANDING having a double glazed leaded window to the front elevation, wooden balustrade, radiator and decorative coving. The SHOWER ROOM is fitted with a contemporary white suite and comprises curved walk-in glazed shower cubicle, pedestal wash hand basin, low level W.C., part tiled walls, chrome heated ladder towel rail and double glazed opaque lead window to the rear elevation. The PRINCIPAL BEDROOM has a range of fitted bedroom furniture including wardrobes, one with mirrored door and incorporating dressing table and bedside tables, radiator and two double glazed leaded windows to the front elevation. The EN-SUITE has a walk-in glazed shower cubicle, pedestal wash hand basin, low level W.C., radiator, part tiled walls, storage cupboard with fitted shelving and double glazed opaque leaded window to the side elevation. BEDROOM TWO has a radiator, loft access and double glazed leaded window to the rear elevation. BEDROOM THREE has fitted wardrobes, drawers and shelving, radiator and a double glazed leaded window to the rear elevation. BEDROOM FOUR has matching wardrobes, drawers, shelving, radiator and a double glazed leaded window to the front elevation.

OUTSIDE

The property occupies a large plot with a generous amount of off road parking on a tarmac driveway with gravelled foregarden and is well planted and has a fence and hedge boundary. The large DOUBLE GARAGE has an elevating door and has wall mounted central heating boiler and a wooden door to the rear garden. The side pathway leads to the rear garden which is a particular feature of the property due to its size and comprises large gravelled patio area with steps leading to a large lawn and has a large ornamental pond with pergola above. There are well stocked planted borders, little sweetheart gazebo, trellis leading to rear patio with gravelled seating area and potential vegetable patch enclosed by a fence boundary. The property benefits from central heating and double glazing.

TENURE

FREEHOLD

SERVICES

We are informed by the Vendors that all main services are installed.

COUNCIL TAX

BAND F – South Staffordshire DC

POSSESSION

Vacant possession will be given on completion.

VIEWING

Please contact the Wombourne office.

Tettenhall Office

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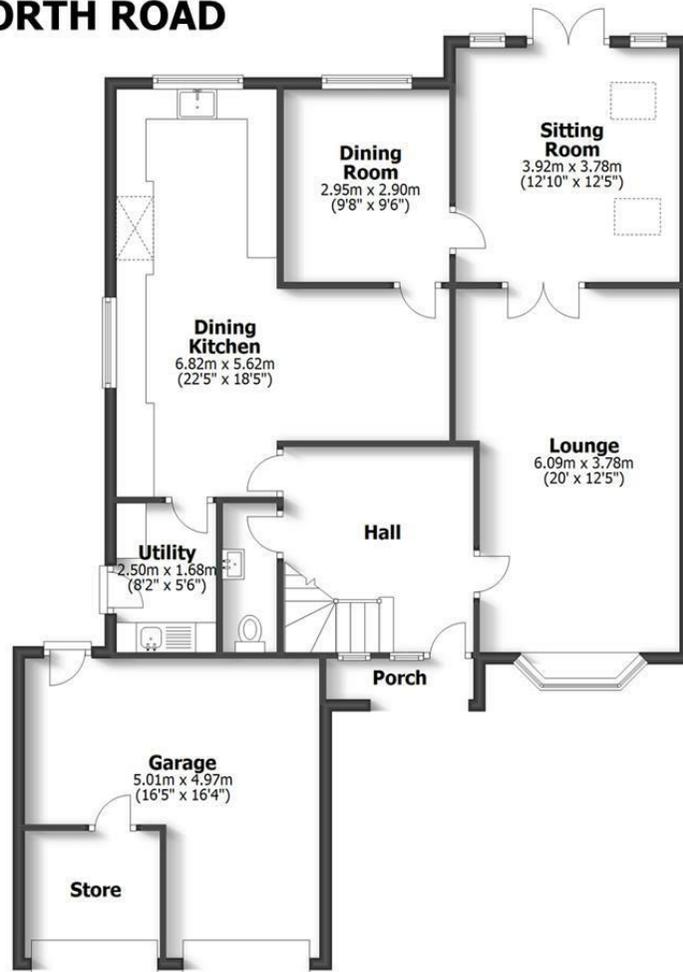
Offers Around
£534,000

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.



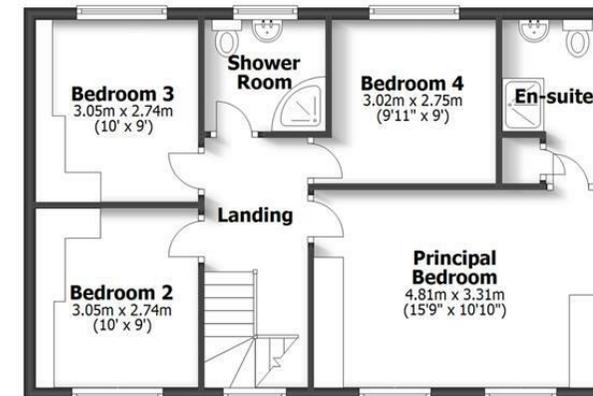
**92 BRIDGNORTH ROAD
WOMBOURNE**



Ground Floor

HOUSE: 150.4sq.m. 1619sq.ft.
GARAGE: 24.9sq.m. 268sq.ft.
TOTAL: 175.3sq.m. 1887sq.ft.

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



First Floor

