



191 Common Road, Wombourne, Wolverhampton, WV5 0LS

BERRIMAN
EATON

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191 Common Road is a traditionally appointed detached family home with a large driveway affording off road parking for several vehicles, carport, single garage and a generously proportioned, established rear garden. The internal accommodation briefly comprises living room, dining room, fitted kitchen, separate utility, cloakroom/wc and sun lounge to the ground floor. To the first floor there are three bedrooms, en-suite to the principal bedroom and family bathroom. The property benefits from central heating, majority double glazing and no upward chain. (WOMBOURNE OFFICE) EPC: D

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 a Sainsburys supermarket 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 as well as Sainsbury's Supermarket within convenient travelling distance. The area is well served by schooling for all age groups.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALLWAY has a uPVC door with decorative stained glass section and double glazed opaque window to the side. There is a radiator, sliding doors with hanging rails and storage and the staircase rising to the first floor landing. The downstairs CLOAKROOM has a wash hand basin, low level W.C. and a double glazed opaque window to the side elevation. The LIVING ROOM has a brick feature fireplace, radiator and a double glazed window to the front elevation. The DINING AREA has a radiator, single glazed window and a sliding door leading into the SUN LOUNGE which has two double glazed windows overlooking the rear garden and a double glazed sliding patio door, wall light points and two radiators. The DINING/KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit, space for slot-in oven with extractor hood over, radiator, single glazed window looking into the orangery and a door into the garage. The UTILITY has fitted work surface, space and plumbing for a washing machine and tumble dryer, understairs storage and a double glazed door into the CAR PORT. The GARAGE has an elevating door, a double glazed window and a wooden single door leading to the rear garden.

The staircase rises to the first floor LANDING having loft access, radiator and an Airing Cupboard housing the hot water tank and the wall mounted central heating boiler. The BATHROOM is fitted with a white suite comprising bath with shower over and glazed side screen, low level W.C., vanity wash hand basin, chrome heated ladder towel rail, part tiled walls and a double glazed opaque window to the side elevation. BEDROOM ONE has two double fitted wardrobes with sliding doors, a storage cupboard with fitted shelving, a radiator and a double glazed window to the front elevation. The EN-SUITE SHOWER ROOM has a walk-in curved cubicle with electric shower, pedestal wash hand basin, low level W.C., radiator, part tiled walls and a double glazed opaque window to the front elevation. BEDROOMS TWO and THREE have radiators and double glazed windows to the rear elevation.

OUTSIDE

The property occupies a generous plot recessed back from the road and has a tarmac driveway providing off road parking for several vehicles, a gravelled foregarden, planted borders and a hedge and fence boundary. There is access to the CAR PORT leading to the GARAGE. The rear garden is a generous size and has a paved patio area with steps leading down to the well established garden with lawn area and well stocked planted borders, hard standing for two sheds and fencing to the boundary.

TENURE

FREEHOLD

SERVICES

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

COUNCIL TAX

BAND D – South Staffordshire DC

POSSESSION

Vacant possession will be given on completion.

VIEWING

Please contact the Wombourne office.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£375,000

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.



**191 COMMON ROAD
WOMBOURNE**

HOUSE: 119.1sq.m. 1282sq.ft.
 GARAGE: 12.7sq.m. 136sq.ft.
TOTAL: 131.8sq.m. 1418sq.ft.

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



