



BERRIMAN  
EATON  
FOR SALE  
01902 326366

109 Rookery Road, Wombourne, Wolverhampton, Staffordshire, WV5 0JG

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A rare opportunity to purchase a character cottage which has been well maintained and extended to a high standard by the present owner and benefits from off road parking, partly converted garage and an extensive rear garden. The property benefits from central heating, double glazing and no upward chain. **\*\*VIEWING IS STRICTLY BY APPOINTMENT\*\***

(WOMBOURNE OFFICE)  
EPC: D

## LOCATION

109 Rookery Road is situated in this most sought after location which is only a short walking distance away from Wombourne village centre with amenities to include shops, doctors, dentists, library and bus services to Wolverhampton, Dudley and Stourbridge. Secondary and primary schooling is also available in Wombourne.

## DESCRIPTION

A rare opportunity to purchase a character cottage which has been well maintained and extended to a high standard by the present owner and benefits from off road parking, partly converted garage and an extensive rear garden. The internal accommodation briefly comprises sitting room, living room, kitchen family room, separate utility, guest's cloakroom and store room to the ground floor. To the first floor is the large principal bedroom with dressing area and substantial en-suite. There are 3 further bedrooms and a bathroom. The property benefits from central heating, double glazing and no upward chain.

## ACCOMMODATION

The ENTRANCE HALLWAY is accessed via a composite door with decorative opaque insert and a double glazed leaded window to the side elevation. There is tiling to the floor, a radiator, coved ceiling and access into the SITTING ROOM with walk-in Inglenook with fitted shelving, radiator, wall light points and a double glazed leaded bay window to the front elevation. The INNER HALLWAY has a double glazed leaded window to the rear elevation, a radiator, understairs storage cupboard and the staircase rising to the first floor landing with wooden balustrades. A door leads into the PANTRY which has fitted work surface with cupboards and shelving beneath. The KITCHEN/DINING AREA is fitted with a range of wall and base units with Corian work surface and breakfast bar and inset double draining stainless steel sink units with stainless steel mixer tap. Space for a Range style oven with tiled splashback and fitted extractor hood and space for a fridge. Spotlights, two radiators and a tiled floor. There are two double glazed windows to the rear elevation and a double glazed stable door leading to the rear garden. The UTILITY has a range of complementary wall and base units and inset single drainer sink unit with mixer tap. Space for appliances including a fridge and freezer and space and plumbing for washing machine. There is a radiator, spotlights, tiled floor a double glazed window to the rear elevation with double glazed door. The CLOAKROOM has a low level W.C., pedestal wash hand basin with tiled splashback and a radiator. A door leads from the UTILITY into the GARAGE which has an elevating door and has been partially converted to form the utility with the front section available for useful storage. The LIVING ROOM has a decorative feature fireplace with wooden surround and a gas stove, radiator, coved ceiling and a double glazed leaded bay window to the front elevation.

The staircase rises to the first floor LANDING with large loft access via pull down ladder with the central heating boiler and hot water cylinder. There is a radiator and a double glazed window to the rear elevation. The PRINCIPAL BEDROOM has a radiator, coved ceiling and a double glazed leaded window to the front elevation. The DRESSING AREA has coved ceiling and a double glazed window to the rear elevation. The EN-SUITE has a large walk-in shower with glazed screen, vanity wash hand basin incorporating the low level W.C. and a range of storage cupboards with down lighting and fitted mirror. There are two large, heated ladder towel rails, a further loft access via pull down ladder, spotlights and a double glazed leaded opaque window to the rear elevation. BEDROOM TWO has a range of fitted bedroom furniture including wardrobes with overhead storage, shelving and drawer unit. There is a radiator, coved ceiling and a double glazed leaded window to the front elevation. BEDROOM THREE has a large walk-in storage cupboard, radiator, coved ceiling and a double glazed leaded window to the front elevation. BEDROOM FOUR has a radiator and a double glazed leaded window to the front elevation. The HOUSE BATHROOM is fitted with a contemporary white suite and comprises panelled bath with electric shower over and glazed side screen, vanity wash hand basin and low level W.C. Part tiled walls, radiator, coved ceiling and a double glazed opaque window to the rear elevation.

## OUTSIDE

The property benefits from off road parking. A low dwarf wall with railings and gate to the boundary. There is side gated access to the rear garden which is a particular feature of the property and leads down to the Wombrook. There is a large tiled patio area with raised planted sleepers and hard standing for a shed. Steps lead down to a decking area with decorative railings and a stepped graveled area. The lower part of the garden has a hard standing for a Summerhouse and is in need of some cultivation. The garden is enclosed by fencing to the boundary.

## 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

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

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01562 546969

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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

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£575,000

EPC: D

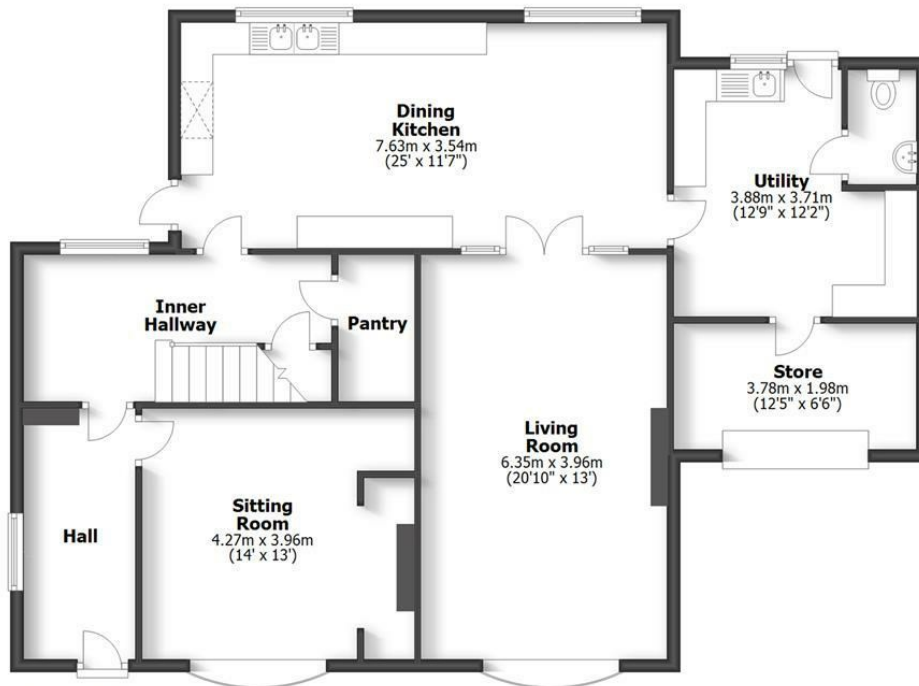
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



**109 ROOKERY ROAD  
WOMBOURNE**

HOUSE: 195.6sq.m. 2106sq.ft.  
 STORE: 7.5sq.m. 81sq.ft.  
**TOTAL: 203.1sq.m. 2187sq.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**

