



44 Common Road, Wombourne, Wolverhampton, WV5 0EZ

BERRIMAN
EATON

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44 Common Road is a beautifully presented semi-detached family home occupying an elevated position with a generous driveway, garage and a large south facing rear garden. The property benefits from central heating, double glazing and stunning views across the Village.

(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. The area is well served by schooling for all age groups.

DESCRIPTION

44 Common Road is a beautifully presented semi-detached family home occupying an elevated position with a generous driveway, garage and a large south facing rear garden. The internal accommodation briefly comprises extended living room, dining room, breakfast kitchen, cloakroom/wc and utility room to the ground floor. To the first floor there are three bedrooms, a family bathroom and separate wc. To the second floor is a fourth bedroom with eaves storage. The property benefits from central heating, double glazing and stunning views across the Village.

ACCOMMODATION

The ENTRANCE HALLWAY is accessed via a UPVC door with decorative opaque inserts. There is a single stained glass window to the side elevation, radiator, oak flooring and the staircase rising to the first floor landing. The DINING ROOM has a marble feature fireplace with inset coal effect gas fire and marble hearth, a radiator and a double glazed walk-in bay window to the front elevation. The extended LIVING ROOM has a brick feature fireplace with provision for an electric fire, radiator, wall light points, a double glazed skylight and double glazed sliding patio door leading to the rear garden. The INNER LOBBY has a tiled floor, radiator and access into the downstairs CLOAKROOM with low level W.C., wash hand basin, wall light point and a recessed shelf. The KITCHEN/BREAKFAST ROOM is fitted with a range of wall and base units with complementary work surface incorporating a breakfast bar and inset 1½ bowl sink unit with stainless steel mixer tap and tiled splashbacks. Integrated oven with 4 ring gas hob and pull-out extractor over. Integrated fridge and dishwasher. There is a radiator, spotlights, tiling to the floor and double glazed windows to the rear and side elevations. The UTILITY is fitted with a range of wall and base units with complementary work surface and inset single drainer stainless steel sink unit and tiled splashback. There is a wall mounted central heating boiler, space and plumbing for washing machine and tumble dryer. Space for a fridge. Double glazed door and side window to the rear elevation. There is a door leading into the GARAGE which has an elevating door and a storage cupboard.

The staircase rises to the first floor LANDING with a double glazed window to the side elevation. A separate TOILET with low flush W.C., tiled floor and a double glazed opaque window to the side elevation. The BATHROOM is fitted with a white suite and comprises panelled bath with electric shower over and glazed side screen, pedestal wash hand basin, tiled walls, chrome heated ladder towel rail, spotlights and a double glazed opaque window to the rear elevation. There is also the Airing Cupboard housing the hot water tank. BEDROOM ONE has a range of fitted wardrobes with sliding mirrored doors, radiator and a double glazed window to the front elevation enjoying lovely elevated views across the Wombrook. BEDROOM TWO has a radiator and a double glazed window to the rear elevation. BEDROOM THREE is currently being utilised as an office and has a radiator, fitted shelving and double glazed windows to the front and side elevations.

A further staircase with wooden balustrades leads up to BEDROOM FOUR with double glazed skylight to the front and rear elevations, eaves storage, fitted shelving and a radiator.

OUTSIDE

The property lies back from the road with large a tarmac driveway providing off road parking for several vehicles and flanked by a large lawned foregarden with planted borders and gives access to the entrance and garage. The south facing rear garden is a particular feature of the property has a full with paved patio with steps up beside a raised planted rockery to an extensive lawn area with well planted borders, a small shed and fencing to the boundary.

TENURE

FREEHOLD

SERVICES

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

COUNCIL TAX

BAND C – 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

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Lettings Office

01902 749974

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Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£335,000

EPC: D

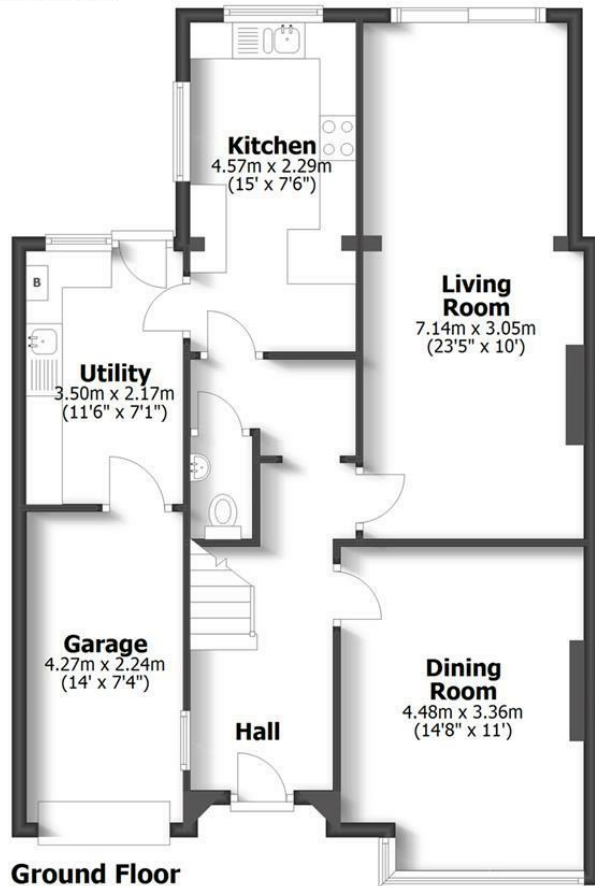
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



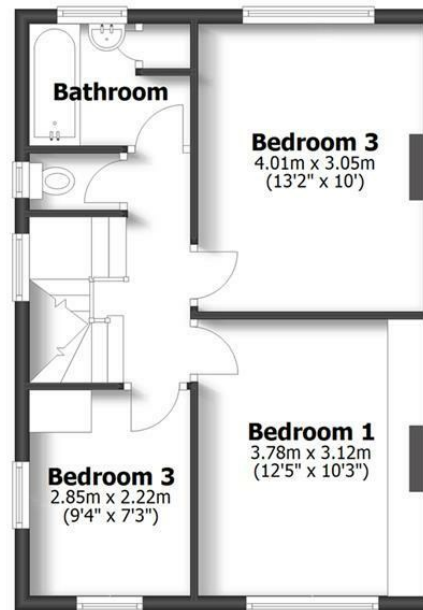
**44 COMMON ROAD
WOMBOURNE**

HOUSE: 135.8sq.m. 1462sq.ft.
 GARAGE: 9.5sq.m. 103sq.ft.
TOTAL: 145.3sq.m. 1565sq.ft.

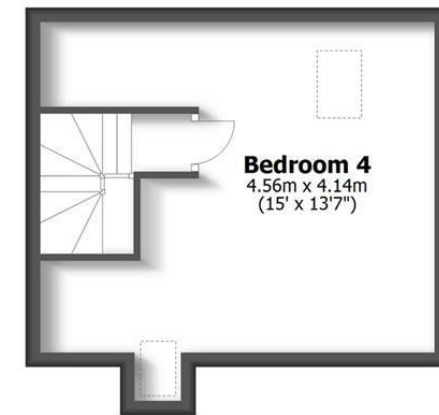
INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor



Second Floor

