



6 Bridgnorth Avenue, Wombourne, Wolverhampton, WV5 0AD

BERRIMAN
EATON

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This is a first floor apartment with its own gated access and entrance door with a large landscaped rear garden. The apartment has a storage and utility area to the ground floor, stairs to the first floor where there is a spacious living room, fitted kitchen, refitted modern shower room and two double bedrooms. The property has storage heaters, double glazing and no upward chain. The property is leasehold subject to a 125 year lease, commencing on 18th May 1981, leaving 82 years remaining.

EPC : TBC
WOMBOURNE OFFICE

LOCATION

Bridgnorth Avenue is located between Van Diemens Road and the Bridgnorth Road which gives excellent access to major transport links and bus routes that serve Wolverhampton, Merry Hill, Stourbridge and Dudley. There is excellent shopping within walking distance at Sainsburys as well as the conveniences afforded within Wombourne village. The local schools are of excellent repute with a variety of choice within the Primary sector. The nearest high school is Wombourne High.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL is accessed through a UPVC double glazed door with opaque top panel, double glazed window to the side elevation and staircase rising to the first floor. There is a utility area which houses the meters and a storage cupboard with fitted shelving. The FIRST FLOOR LANDING has a loft access, fitted storage cupboard and wiring for walls lights. The SHOWER ROOM was a walk in cubicle and glazed screen, vanity wash hand basin and mixer tap, low level W/C, double glazed opaque leaded window to the rear and part tiling to the walls. The LIVING ROOM has double glazed windows to the front elevation, wiring for wall lights, fireplace and wall mounted storage heaters. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, single drainer sink unit, double glazed window to the rear elevation, space for appliances including oven and fridge, and part tiling to the walls. There is a storage cupboard housing the hot water tank. DOUBLE BEDROOM 1 has double glazed leaded windows to the front elevation and storage heater. DOUBLE BEDROOM 2 has a double glazed leaded window to the rear elevation, built in storage heater and storage cupboard.

OUTSIDE

To the front of the property there is a slabbed path which gives access through a metal gate. The REAR GARDEN is extensive with a slabbed path leading to a rear gate giving access to a rear car park. There are gravelled lawn areas and hard standing for a greenhouse.

LEASE INFORMATION

The commencement date of the lease is 18 May 1981 for a term of 125 years with a ground rent of £10.

TENURE We understand that the property is LEASEHOLD

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

COUNCIL TAX BAND A – South Staffordshire DC

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Wombourne office.

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tettenhall@berrimaneaton.co.uk

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01746 766499

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Offers In The Region Of
£150,000

EPC: D

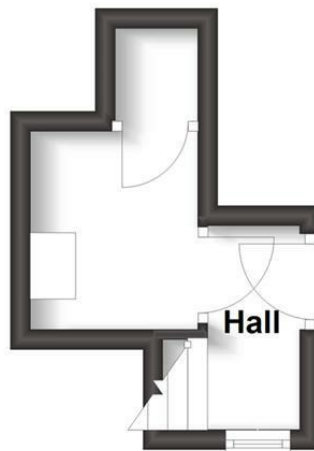
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



6 Bridgnorth Avenue Wombourne

HOUSE: 65.7sq.m. 707sq.ft.
GARAGE: 4.3sq.m. 46sq.ft.
TOTAL: 70.0sq.m. 753sq.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

