



6 Common Road, Wombourne, Wolverhampton, WV5 0EZ

BERRIMAN  
EATON



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Common Road is a detached bungalow with a large driveway providing off road parking, garage and enclosed rear garden. The internal accommodation briefly comprises L shaped living and dining room, garden room with utility area, breakfast kitchen, three bedrooms and a shower room. The property benefits from central heating, double glazing and no upward chain.

EPC : D  
WOMBOURNE OFFICE

### 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. There is convenient access onto the picturesque Wombrook very close by.

### DESCRIPTION

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### ACCOMMODATION

The ENTRANCE HALL is accessed via a UPVC double glazed door with opaque leaded inserts, loft access and airing cupboard housing the central heating boiler. The SHOWER ROOM has a double glazed opaque window to the side elevation, walk in shower cubicle with electric shower, low level W/C, vanity wash hand basin, radiator, tiling to walls and flooring. The LIVING ROOM is an L shape with one part having a coal effect gas fire and surround, radiator and double glazed sliding patio doors into the garden room. The DINING AREA has a double glazed window to the side elevation, radiator and door into the KITCHEN/BREAKFAST ROOM, this is fitted with a range of wall and base units with complementary work surfaces, inset one and half bowl and drainer with mixer tap. There is an integrated Bosch double oven, 4 ring gas hob, double glazed window to the rear elevation and double glazed door to the side passage, tiling to the floor and walls. The GARDEN/UTILITY is brick construction with double glazed windows, plumbing and space for the washing machine beneath a fitted work surface, UPVC double glazed door to the garden and door into the garage.

DOUBLE BEDROOM 1 has a double glazed window to the front elevation, fitted wardrobe and radiator. DOUBLE BEDROOM 2 double glazed window to front and side and radiator. DOUBLE BEDROOM 3 has a double glazed window to the side elevation and radiator.

### OUTSIDE

The property has a good sized driveway suitable for parking several vehicles with block paving and access to the GARAGE, which has an elevating door and double glazed opaque window to the rear elevation. There is gated access to the rear on both sides with paved path to the REAR GARDEN. There is a brick built storage outbuilding, full width patio area, raised planted borders which are well stocked, astro turf lawn, outside tap and fencing to the boundary.

TENURE WE UNDERSTAND THAT THE PROPERTY IS FREEHOLD.  
SERVICES We are informed by the Vendors that all main services are installed.  
COUNCIL TAX BAND E – 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

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#### Wombourne Office

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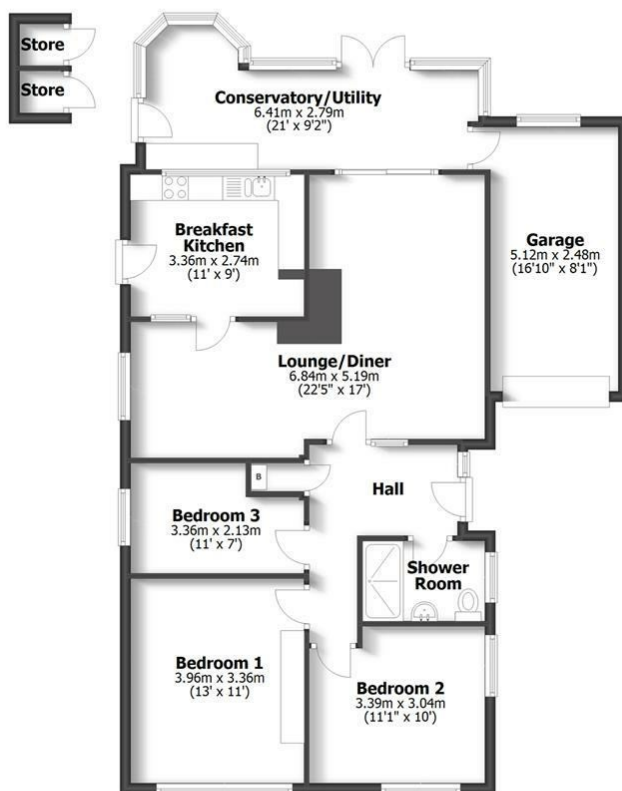
Offers In The Region Of  
£355,000

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 COMMON ROAD WOMBOURNE



**Ground Floor**

HOUSE: 93.7sq.m. 1008sq.ft.  
GARAGE/STORES: 14.3sq.m. 154sq.ft.  
**TOTAL: 108sq.m. 1162sq.ft.**

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



