



19 Jenks Road, Wombourne, Wolverhampton, WV5 0BJ

BERRIMAN
EATON

19 Jenks Road, Wombourne, Wolverhampton, WV5 0BJ

This is a semi-detached property which may need some cosmetic updating but benefits from a gated drive and a large rear garden. The internal accommodation briefly comprises entrance hall, living room and dining kitchen to the ground floor. To the first floor there are three double bedrooms and a bathroom fitted with a white suite. The property benefits from central heating, double glazing and no upward chain.

EPC : C
WOMBOURNE OFFICE

LOCATION

Situated in this popular area of Wombourne, there are local shops available along Common Road together with bus services which provide access to Wombourne, Dudley and Stourbridge. Within the village there are a range of amenities including banks, shops, doctor's surgery and a library along with a cricket, tennis and bowls club on the village green. A supermarket is nearby on Bridgnorth Road and there are also lovely walks along the canal systems and railway walk.

DESCRIPTION

Jenks Road is a semi-detached property which may need some cosmetic updating but benefits from a gated drive and a large rear garden. The internal accommodation briefly comprises entrance hall, living room and dining kitchen to the ground floor. To the first floor there are three double bedrooms and a bathroom fitted with a white suite. The property benefits from central heating, double glazing and no upward chain.

ACCOMMODATION

The ENTRANCE HALL is accessed through a composite door with small opaque leaded panel, radiator and stairs to the first floor landing. The LIVING ROOM has double glazed windows to the front and rear elevations, two radiators, gas fire with surround and wiring for the wall lights. The KITCHEN/DINING ROOM is fitted with a range of wall and base units with complementary work surfaces and inset stainless steel circular sink and drainer with mixer tap and tiled splashback. There is space for an oven, a gas fire with marble style surround, understairs storage cupboard, wall mounted central heating boiler, radiator, double glazed window to the front elevation and UPVC door with opaque panel giving access to the rear garden.

The staircase rises to the FIRST FLOOR LANDING which has double glazed window to the rear elevation, radiator, airing cupboard with radiator and loft access. There is a separate WC with double glazed opaque window to the rear elevation. The BATHROOM is fitted with a white suite which comprises bath with shower over and glazed screen, vanity wash hand basin with mixer tap, radiator and double glazed opaque window to the rear elevation. DOUBLE BEDROOM double glazed window to the front elevation and radiator. DOUBLE BEDROOM 2 has double glazed window to the front elevation, radiator and recess over the stairs. DOUBLE BEDROOM 3 has a double glazed window to the rear elevation and radiator.

To the front of the property there is an established hedge with a pedestrian gated access and a vehicular gated access providing off road parking on a block paved driveway in a herringbone style. There is a gravelled and planted front garden and access to the rear through a side gate. The REAR GARDEN has a full width and side patio with an extensive lawned area, there are hardstandings for two sheds, several raised planting beds, storage cupboard 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 B – South Staffordshire DC POSSESSION Vacant possession will be given on completion. VIEWING Please contact the Wombourne office.

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Offers In The Region Of
£210,000

EPC: C

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.



19 Jenks Road
Wombourne

HOUSE: 101.6sq.m. 1093sq.ft.
STORE: 15sq.m. 161sq.ft.
TOTAL: 116.6sq.m. 1254sq.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

