



51 Common Road, Wombourne, WV5 0HE

BERRIMAN  
EATON

# 51 Common Road, Wombourne, WV5 0HE

This charming residence on Common Road is semi-detached, with a driveway suitable for parking several vehicles off road and an established 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 bedroom and a family bathroom. The property benefits from central heating, double glazing and no upward chain.

EPC : C  
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.

## DESCRIPTION

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## ACCOMMODATION

The ENTRANCE HALL has a UPVC door and a staircase rising to the first floor landing. The LIVING ROOM has a double glazed window to the front elevation, gas fire and surround and radiator. The KITCHEN/DIING ROOM is fitted with a range of wall and base units with complementary work surfaces with inset single drainer sink unit and mixer tap, space for oven and fridge freezer, plumbing for washing machine, wall mounted central heating boiler, three double glazed windows to the rear elevation and a UPVC door to the garden. There is an understairs storage pantry with shelving and a double glazed opaque window to the side elevation.

The staircase rises to the FIRST FLOOR LANDING where there is a double glazed window to the side elevation, loft access, airing cupboard and radiator. The BATHROOM is fitted with a white suite comprising a bath, wash hand basin, low level WC, double glazed opaque window to the front elevation, radiator and tiled splashback. DOUBLE BEDROOM 1 has double glazed window to the front elevation and radiator. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation, fitted wardrobes and radiator. BEDROOM 3 has double glazed window to the rear elevation, shelving and radiator.

## OUTSIDE

The front of the property has been landscaped for easy maintenance and has a gravelled foregarden with various shrubs and plants and a driveway suitable for parking several vehicles off road. There is side gated access to the REAR GARDEN which has a large tantalized shed and a detached brick storage outbuilding. There is a lawned area and well established planted borders.

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.

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

### Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

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

Offers In The Region Of  
£235,000

EPC: C

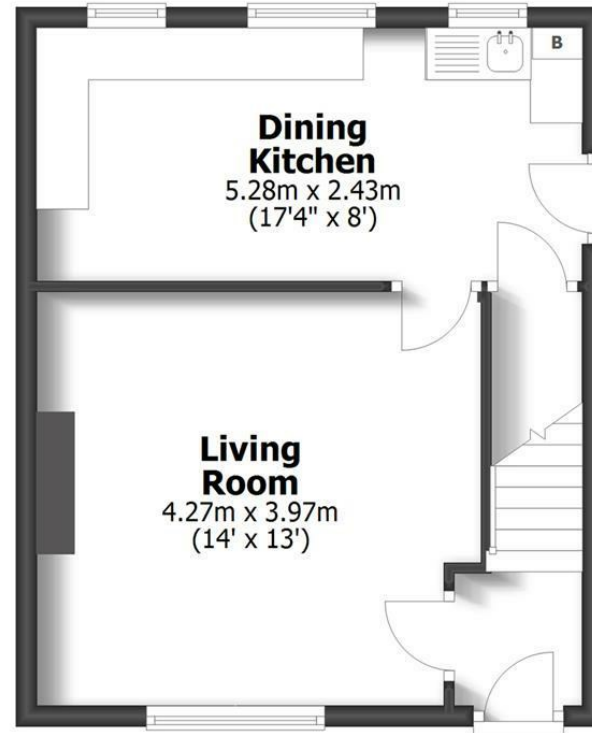
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



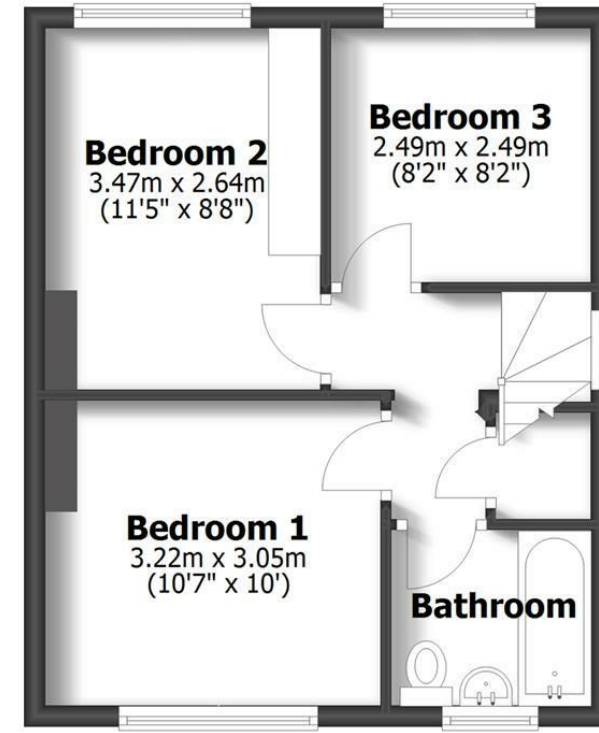
**51 COMMON ROAD  
WOMBOURNE**

HOUSE: 68.8sq.m. 741sq.ft.  
 OUTBUILDINGS: 2.7sq.m. 30sq.ft.  
**TOTAL: 71.5sq.m. 771sq.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**

