



121 Wombourne Park, Wombourne, South Staffordshire, WV5 0LX

**BERRIMAN**  
**EATON**

# 121 Wombourne Park, Wombourne, South Staffordshire, WV5 0LX

This is an extended semi-detached family home which benefits from a corner position with a good sized driveway, garage and a private rear garden. The internal accommodation briefly comprises entrance hall, living room, sitting room, dining kitchen, utility and downstairs cloakroom to the ground floor. To the first floor there are three double bedrooms and a family bathroom. The property benefits from central heating, double glazing and no upward chain.

EPC : D  
WOMBOURNE OFFICE

## LOCATION

Wombourne Park is an established and popular residential address within easy walking distance of the shops at the bottom of the road on Common Road. There is easy travelling to Sainsburys on the Bridgnorth Road and the fashionable Wombourne Village Centre gives access to many and varied facilities including eateries, shops, doctors and dental surgeries and a library. There are regular bus services running along Common Road and the area is well served by reputable schooling for all age groups.

## DESCRIPTION

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## ACCOMODATION

The ENTRANCE HALL has a UPVC double glazed door and opaque insert, staircase rising to the first floor landing with wooden balustrades, radiator and understairs storage cupboard. The SITTING ROOM has a double glazed bay window to the front elevation, fireplace with wooden surround, exposed floorboards and radiator. The LIVING ROOM has double glazed French doors with side panels opening out onto the rear garden, coal effect gas fire within a brick surround which also has a fitted shelf adjacent and two radiators. The KITCHEN/DINER is fitted with a range of wall and base units with complementary work surfaces, inset one and a half sink and drainer with stainless steel mixer tap, integrated double oven, 4 ring gas hob and extractor, double glazed windows to the rear elevation, radiator and door into the UTILITY. This has fitted units, inset single drainer sink unit, plumbing and space for washing machine and tumble dryer, radiator and double glazed door to the rear garden and door into the garage. There is a CLOAKROOM which has a low level WC. The GARAGE has an elevating door, a wooden door to the side and a storage room which the previous owner had as a home office and has a radiator.

The staircase rises to the FIRST FLOOR LANDING which also has wooden balustrades, double glazed window to the front elevation, loft access and radiator. DOUBLE BEDROOM 1 has double glazed window to the front elevation, double fitted wardrobes with concertina doors and hanging rail and shelving inside, spotlights and radiator. The EN-SUITE has His & Hers wash hand basin's, walk in shower cubicle, low level WC, radiator, double glazed opaque window to the rear elevation and spotlights. DOUBLE BEDROOM 2 has double glazed bay window to the front elevation and radiator. DOUBLE BEDROOM 3 has a double glazed window to the rear and radiator. BATHROOM is fitted with a white suite which comprises bath, pedestal wash hand basin, low level WC and double glazed opaque window to the rear elevation.

## OUTSIDE

To the front of the property there is a tarmac drive sitting behind a dwarf wall, affording off road parking for several vehicles, small lawned foregarden with planting border and side gated access to the rear garden. The REAR GARDEN has a paved patio area, steps to a lawned area, planted, well stocked border and fence 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 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

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### Wombourne Office

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### Worcestershire Office

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

Offers In The Region Of  
£300,000

EPC: D

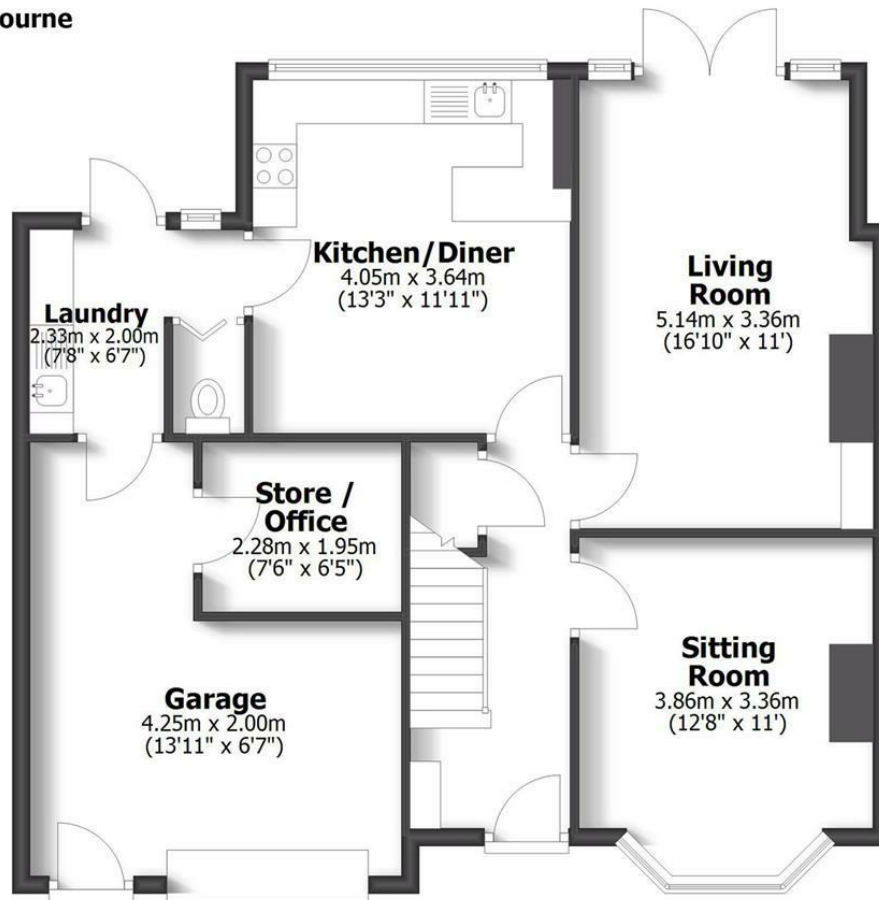
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



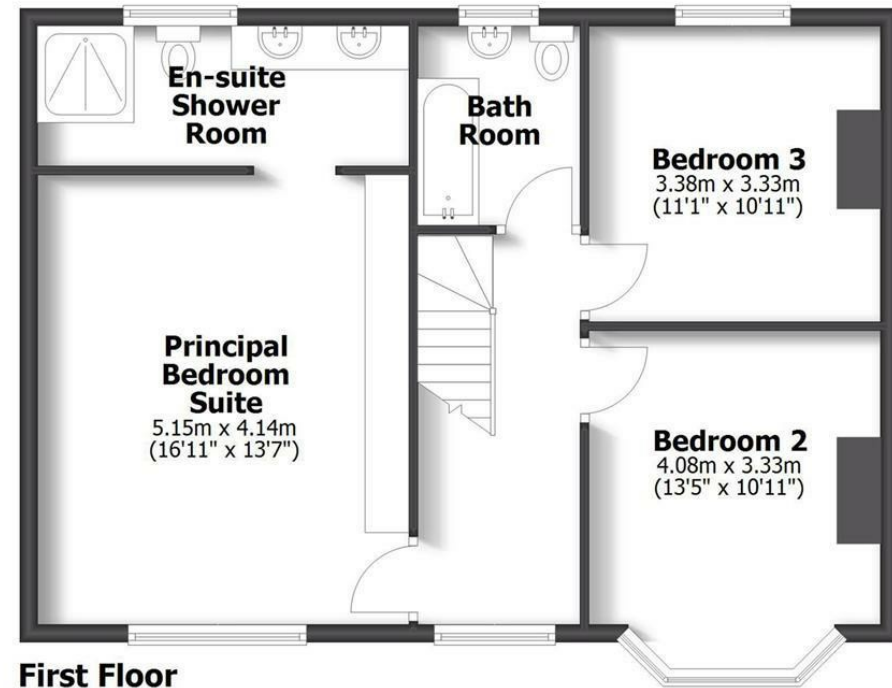
**121 Wombourne Park**  
Wombourne

HOUSE: 123.6sq.m. 1330sq.ft.  
GARAGE: 21.1sq.m. 227sq.ft.  
**TOTAL: 144.7sq.m. 1557sq.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**

