



19 St. Benedicts Road, Wombourne, WV5 9HP

BERRIMAN
EATON

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This is a semi-detached property with a long driveway, garage and established rear garden. The internal accommodation briefly comprises entrance hall, living room, dining area, kitchen and conservatory to the ground floor. To the first floor there are two good sized bedrooms and a shower room. The property benefits from central heating, double glazing and no upward chain.

EPC: C
WOMBOURNE OFFICE

LOCATION

St Benedicts Road is a much sought after address within easy walking distance of the fashionable village of Wombourne being located less than half a mile from the village centre. Shops, library, doctors surgery and bus services to towns and cities further afield can be found nearby. Wombourne village green is home to Wombourne Cricket, Tennis and Bowling Club and for country enthusiasts close by are the South Staffordshire canal and the South Staffordshire Railway Walk. Furthermore, the area is well served by reputable schooling for all age groups.

DESCRIPTION

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ACCOMODATION

The ENTRANCE HALL has a wooden door with opaque inserts, double glazed opaque window to the side elevation, stairs to the first floor, radiator and door into the LIVING ROOM. This has a double glazed windows to the front and side elevations, electric fire with surround incorporating display shelving either side. The DINING AREA has a double glazed leaded window to the side elevation, radiator, understairs storage cupboards and a range of wall and base units with complementary work surfaces. The KITCHEN AREA also has a further range of wall and base units with complementary work surfaces, inset one and a half sink and drainer with mixer tap, wall mounted central heating boiler, space for appliances including oven and fridge. There is a double glazed lantern, storage cupboard, double glazed window to the rear elevation and door into the CONSERVATORY. This has a polycarbonate roof, double glazed windows to the side elevations, double glazed sliding patio door onto the rear garden and a double glazed door to the side passage. The floor is tiled and it has a radiator.

The staircase rises to the FIRST FLOOR LANDING which has a loft access. DOUBLE BEDROOM has a double glazed leaded window to the front elevation, radiator and a range of fitted wardrobes. DOUBLE BEDROOM 2 has a double glazed window to the side elevation, radiator and wardrobe. The SHOWER ROOM has a shower cubicle, vanity wash hand basin with mixer tap, low level WC, double glazed opaque window to the rear elevation, spotlights and tiling to the floor and walls.

OUTSIDE

To the front of the property there is a lovely lawn with planted borders and a tarmac driveway running alongside the house and providing ample off road parking as well as access to the GARAGE. This has an elevating door, windows to the rear and side elevation and a door into the garden. The REAR GARDEN is very well established with an array of shrubs and trees, a lawn area with a wooden pergola 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 C – South Staffordshire DC
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Wombourne office.

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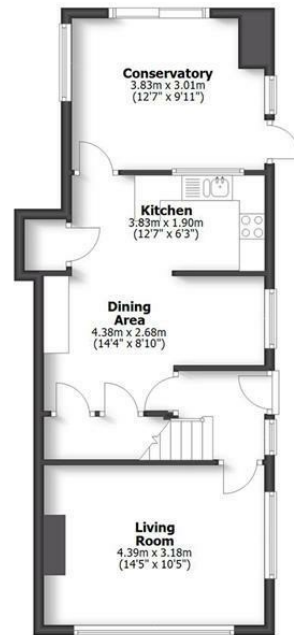
Offers In The Region Of
£270,000

EPC: C

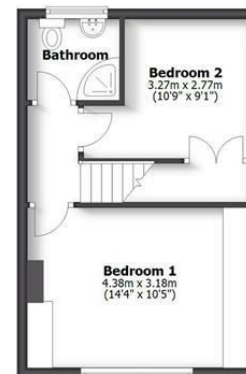
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



19 St Benedicts Road Wombourne



Ground Floor



First Floor

HOUSE: 81.2sq.m. 874sq.ft.
GARAGE: 22.6sq.m. 243sq.ft.
TOTAL: 103.8sq.m. 1117sq.ft.

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

