



149 Wombourne Park, Wombourne, Wolverhampton, WV5 0LZ

BERRIMAN
EATON

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This is a traditionally appointed three bedroom semi-detached family home which has been extended to the rear. There is off road parking to the front for 2 cars, part garage used for storage and an enclosed and private rear garden. The internal accommodation briefly comprises porch, entrance hall, sitting room, substantially extended open plan kitchen and family area, utility and downstairs cloakroom/wc to the ground floor. To the first floor there are three bedrooms and a modern shower room. The property benefits from central heating and double glazing.

EPC : TO FOLLOW
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 and Lidl 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 with Blakeley Heath Primary School being the closest. There are number of possibilities for a short or long walks with South Staffordshire Railway Walk and Himley Woods being close by and there is also a Canal Walk alongside Staffordshire and Worcestershire Canal.

DESCRIPTION

This is a traditionally appointed three bedroom semi-detached family home which has been extended to the rear. There is off road parking to the front for 2 cars, part garage used for storage and an enclosed and private rear garden. The internal accommodation briefly comprises porch, entrance hall, sitting room, substantially extended open plan kitchen and family area, utility and downstairs cloakroom/wc to the ground floor. To the first floor there are three bedrooms and a modern shower room. The property benefits from central heating and double glazing.

ACCOMMODATION

The PORCH is accessed through a composite door with double glazed window. The ENTRANCE HALL has a UPVC double glazed door with side panels, the staircase rises to the first floor and has wooden balustrades with shoe storage beneath. The SITTING ROOM has a double glazed leaded bay window to the front elevation, radiator, a raised and recessed gas fire, and tv and phone sockets. There are two fixed fibre lines available. The kitchen and second reception room has been extended and now offers impressive OPEN PLAN LIVING, DINING and KITCHEN AREA. The dining area has an open fireplace, spotlights and tv aerial point. The kitchen area is fitted with a range of wall and base units with complementary work surfaces with inset one and a half sink and drainer with mixer tap. There are a range of integrated appliances including oven, AEG induction hob with fitted extractor, microwave, Bosch fridge freezer and Bosch dishwasher (both still has the benefit of a warranty). There are double glazed French doors giving access to the rear garden, two radiators, two double glazed windows to the rear elevation and understairs storage pantry. There is a door to the side LOBBY which has a door leading to the rear garden and CLOAKROOM, which has a low level WC, wash hand basin with mixer tap, tiling to the walls and floor, as well as a lot of build-in storage. The UTILITY AREA has fitted worksurfaces with space and plumbing beneath for a washing machine and tumble dryer, as well combi boiler with Hive. There are spotlights, radiator and a door into the PART GARAGE, which has an electrically operated roller shutter door.

The staircase has side lights and rises to the FIRST FLOOR LANDING with wood and metal balustrades, loft access and double glazed opaque window to the side elevation. The SHOWER ROOM is fitted with a white suite which comprises a walk in cubicle with multi headed shower, vanity wash hand basin incorporating the low level WC with bidet functionality, vertical radiator, spotlights, double glazed opaque window to the rear elevation and tiling to the walls and heated flooring. DOUBLE BEDROOM 1 has a double glazed window to the rear elevation and radiator. DOUBLE BEDROOM 2 has a double glazed leaded bay window to the front elevation and radiator, as well as tv point. BEDROOM 3 has a double glazed leaded window to the front elevation and radiator.

OUTSIDE

To the front of the property there is a block paved driveway providing off road parking for several vehicles with a hedge and walled boundary. The REAR GARDEN has a full width newly build paved patio with a large lawned area, well established and planted borders with fencing to the boundary and a new build substantial shed with two distinctive rooms, and two windows.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – South Staffordshire
The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available
Mobile – Ofcom checker shows there is likely coverage indoors with all four main providers having likely coverage outdoors.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

The long term flood defences website shows very low.

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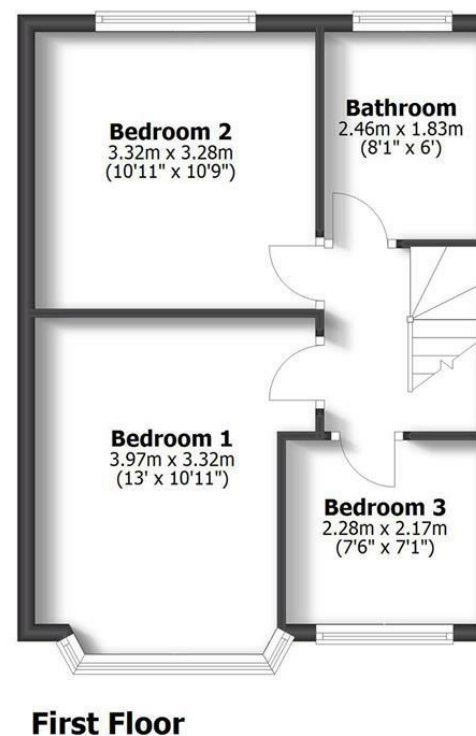
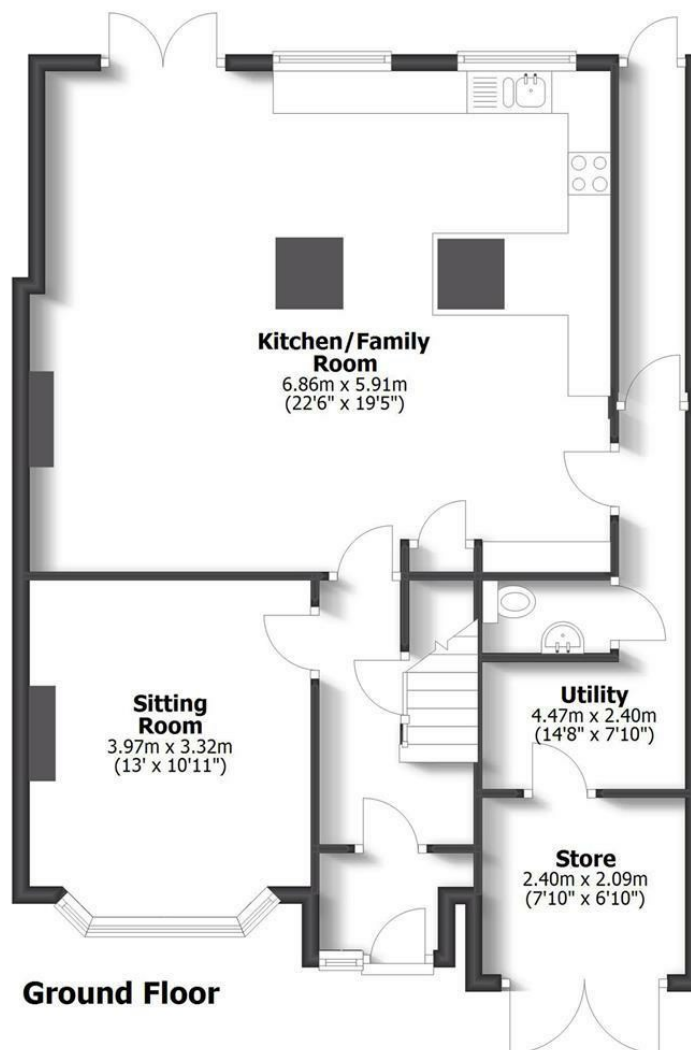
Offers In The Region Of
£330,000

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.



149 Wombourne Park Wombourne



TOTAL: 115.8sq.m. 1247sq.ft.

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

