



4 Park Avenue, Wombourne, Wolverhampton, WV5 0ND

BERRIMAN  
EATON



## 4 Park Avenue, Wombourne, Wolverhampton, WV5 0ND

This is a semi-detached family home which has a tarmac drive, garage and low maintenance rear garden. The internal accommodation briefly comprises entrance porch, cloakroom/wc, entrance hall, lounge with dining area and fitted kitchen to the ground floor. To the first floor there are three well proportioned bedrooms and a modern shower room. The property benefits from central heating, double glazing and no upward chain.

EPC : C  
WOMBOURNE OFFICE

### LOCATION

Park Avenue is situated off Common Road within walking distance to the shops and on the popular bus route which serves Stourbridge and Wolverhampton. Blakeley Heath Primary School is also within a convenient travelling distance as well as the neighbouring schools of Wombourne High School, Westfield and St Bernadette's Primary Schools. The wide ranging facilities and amenities of Wombourne Village are easily accessible as is Sainsburys.

### DESCRIPTION

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### ACCOMMODATION

The PORCH has a UPVC double glazed door with double glazed leaded opaque inserts, double glazed leaded opaque window to the side elevation and door into the CLOAKROOM which has a low level WC, vanity wash hand basin and mixer tap, radiator, double glazed opaque leaded window to the front elevation. The ENTRANCE HALL has a UPVC double glazed door with opaque inserts, staircase rising to the first floor landing with metal balustrades and radiator. The LOUNGE has a double glazed window to the front elevation, double glazed sliding patio doors to the rear and radiator. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit with mixer tap, space for washing machine, oven and fridge. There is a double glazed window to the rear elevation UPVC double glazed door to the rear garden and tiled floor.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed opaque window to the side elevation and loft access. The SHOWER ROOM is fitted with a curved cubicle with multi headed shower, vanity wash hand basin with mixer tap, low level WC, heated ladder towel rail double glazed opaque window to the rear elevation and tiling to the walls and floor. DOUBLE BEDROOM 1 has a double glazed window to the front elevation and radiator. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation and radiator. BEDROOM 3 has a double glazed window to the front elevation, radiator and storage cupboard over the stairs recess.

### OUTSIDE

To the front of the property there is a tarmac DRIVEWAY providing off road parking with a gravelled foregarden with a hedge and walled boundary. There is side access through double wooden gates which give access to the GARAGE which has an elevating door and a UPVC double glazed door to the garden. The REAR GARDEN has a decking area, paved patio, astro turf lawn and raised planted borders with a fence to the boundary.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND C – South Staffordshire  
POSSESSION Vacant possession will be given on completion.  
VIEWING - Please contact the WOMBOURNE Office.  
The property is FREEHOLD

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available  
Mobile date coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom:  
<https://www.ofcom.org.uk/mobile-coverage-checker>  
The long term flood defences website shows very low risk

#### Tettenhall Office

01902 747744  
[tettenhall@berrimaneaton.co.uk](mailto:tettenhall@berrimaneaton.co.uk)

#### Lettings Office

01902 749974  
[lettings@berrimaneaton.co.uk](mailto:lettings@berrimaneaton.co.uk)

#### Bridgnorth Office

01746 766499  
[bridgnorth@berrimaneaton.co.uk](mailto:bridgnorth@berrimaneaton.co.uk)

#### Wombourne Office

01902 326366  
[wombourne@berrimaneaton.co.uk](mailto:wombourne@berrimaneaton.co.uk)

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

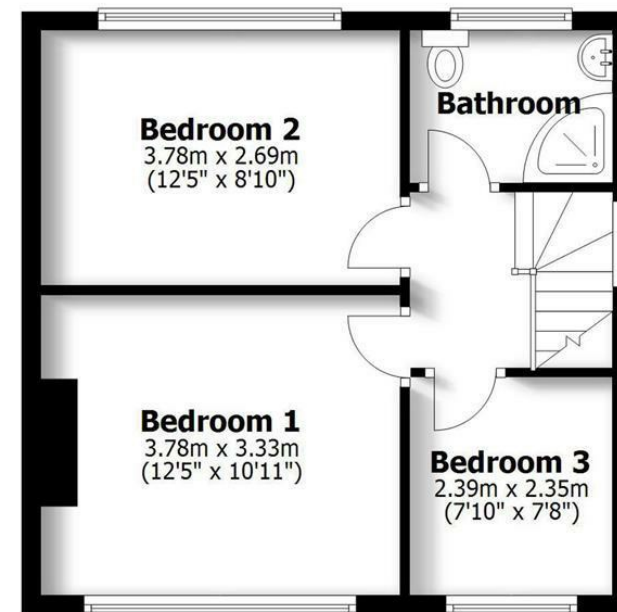
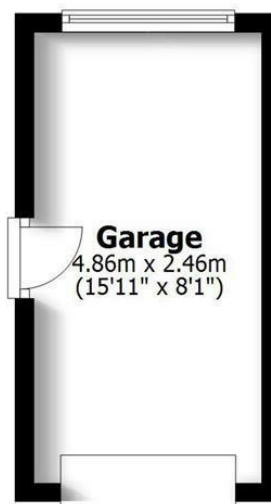
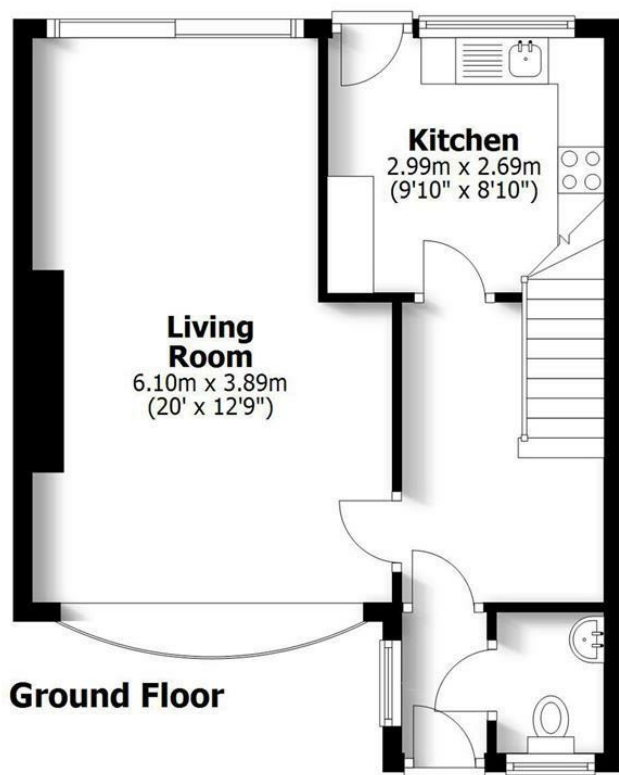
Offers In The Region Of  
£250,000

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.



## 4 PARK AVENUE WOMBOURNE



**First Floor**

HOUSE: 79.0sq.m. 851sq.ft.  
GARAGE: 12.0sq.m. 129sq.ft.  
**TOTAL: 91.0sq.m. 980sq.ft.**

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



