



25 Westbrook Way, Wombourne, Wolverhampton, WV5 0EA

**BERRIMAN**  
**EATON**

## 25 Westbrook Way, Wombourne, Wolverhampton, WV5 0EA

This is a semi detached family home with a detached garage, off road parking and an enclosed rear garden. The internal accommodation briefly comprises entrance hall, dining room, lounge, and kitchen to the ground floor. To the first floor there are three bedrooms and a shower room. The property benefits from central heating, double glazing and no upward chain.

EPC : TO FOLLOW  
WOMBOURNE OFFICE

### LOCATION

Westbrook Way is a small cul de sac with pedestrian access to Common Road and the shops situated at Blakeley as well as a regular bus stop that serves Wolverhampton and neighbouring Villages. The Giggety Estate has excellent access to the Wombrook Walk and Railway Line. There are two Supermarkets within convenient travelling distance and Blakeley Heath, Westfield and St Bernadette's primary Schools are close by. Wombourne High School is only approximately 15 minutes' walk away.

### DESCRIPTION

This is a semi detached family home with a detached garage, off road parking and an enclosed rear garden. The internal accommodation briefly comprises entrance hall, dining room, lounge, and kitchen to the ground floor. To the first floor there are three bedrooms and a shower room. The property benefits from central heating, double glazing and no upward chain.

### ACCOMMODATION

The ENTRANCE HALL has a UPVC double glazed door, staircase rising to the first floor landing with storage cupboard beneath, coats cupboard, double glazed leaded window to the front elevation and radiator. The DINING ROOM has a double glazed leaded window to the front elevation and fireplace. The LOUNGE has a double glazed sliding patio door and a coal effect gas fire with surround. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset one and a half sink and drainer with mixer tap, integrated oven with gas hob and extractor, integrated fridge and freezer, storage cupboard with plumbing and space for a washing machine. There is a UPVC double glazed door to the side passage and a double glazed window to the rear elevation, radiator and tiled splashback.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed opaque window to the side elevation, double glazed leaded window to the front elevation and loft access. There is a SEPARATE WC which has a double glazed opaque window to the side elevation, low level WC and radiator. DOUBLE BEDROOM 1 has a double glazed window to the rear elevation, fitted wardrobes with dressing table and radiator. DOUBLE BEDROOM 2 has a double glazed window to the front elevation and radiator. BEDROOM 3 has a double glazed window to the rear elevation, radiator, overhead storage and a cupboard. The SHOWER ROOM has a walk in cubicle, vanity wash hand basin, airing cupboard which houses the wall mounted central heating boiler, double glazed opaque window to the side elevation and radiator.

### OUTSIDE

To the front of the property there is a low brick wall and access to the DRIVEWAY which has block paving in a herringbone style and side gated access to the DETACHED GARAGE, which has an elevating door and a gated access to the REAR GARDEN. This has a full width paved patio area and steps down to the astro turfed lawn area, there is hardstanding for a shed and greenhouse, fencing to the boundary and planted borders.

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 data 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

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

Offers In The Region Of  
£250,000

EPC:

**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.

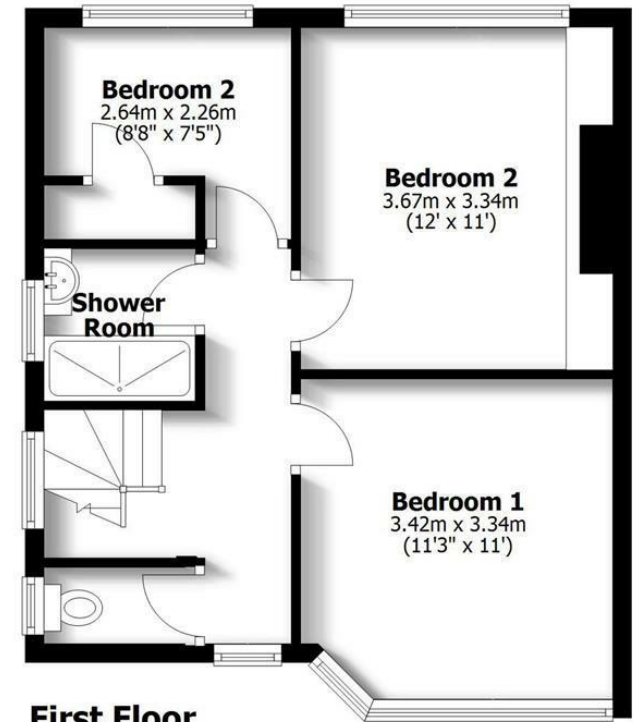
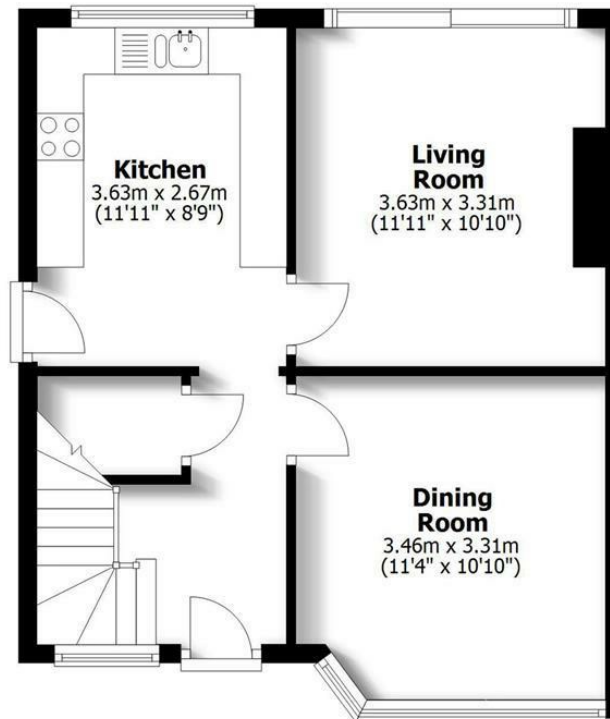


**25 Westbrook Way**  
Wombourne

HOUSE: 83.6sq.m. 900sq.ft.  
 GARAGE: 15.6sq.m. 165sq.ft.  
**TOTAL: 99.2sq.m. 1065sq.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**

