



51 Station Road, Wombourne, Wolverhampton, WV5 9EW

**BERRIMAN**  
**EATON**

# 51 Station Road, Wombourne, Wolverhampton, WV5 9EW

This is an immaculately presented semi-detached family home with a substantial driveway affording off road parking for multiple vehicles with ease and an enclosed, private southwest facing garden. The internal accommodation briefly comprises porch, entrance hall, through lounge, dining kitchen, utility and downstairs cloakroom to the ground floor. To the first floor there are three good sized bedrooms and family bathroom. The second floor has a double bedroom and an en-suite. The property benefits from central heating and double glazing.

EPC: TO FOLLOW  
WOMBOURNE OFFICE

## LOCATION

Station Road is set in an ideal location for easy access to Wombourne village centre with an array of amenities and facilities to include shops, doctors, dentists, library, leisure centre and bus services giving access to towns further afield. Within walking distance are Bratch Locks and the Railway Walk. Both Westfield Community and St Benedicts Primary School are within convenient travelling distance as well as Wombourne High School. There are also two Supermarkets serving the Village.

## DESCRIPTION

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## ACCOMODATION

The PORCH is double glazed with a UPVC door with a double glazed opaque door into the ENTRANCE HALL which has a staircase rising to the first floor landing and storage cupboard beneath, radiator and door into the LOUNGE. This has a media wall with full width shelving with downlights and storage cupboards, log burner, double glazed window to the front elevation, and double glazed sliding patio doors onto the rear garden. The KITCHEN/DINING ROOM has a range of high quality wall and base units with complementary worksurfaces, inset one and a half sink and drainer with mixer tap, space for a Range style oven with fitted extractor and space for a fridge freezer. There is a double glazed window to the rear elevation, a part vaulted ceiling with two double glazed skylights and double glazed French doors onto the rear garden. The UTILITY has a fitted work surfaces with wall mounted storage cupboards and plumbing and spaces for a washing machine and tumble dryer. The INNER LOBBY has a double glazed window to the side elevation and storage cupboard. The CLOAKROOM has a low level WC, wash hand basin with mixer tap, radiator and tiling to the walls.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed opaque window to the side elevation, radiator, staircase rising to the second floor and storage cupboard. DOUBLE BEDROOM 1 has a double glazed window to the front elevation, radiator and wardrobes. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation, part panelling to the walls and a storage cupboard which houses the wall mounted central heating boiler. BEDROOM 4 has a double glazed window to the front elevation, radiator and a fitted single bed frame. The BATHROOM is fitted with a P shaped bath with shower over and glazed screen, a vanity wash hand basin with mixer tap which incorporates the low level WC with an additional array of storage cupboards, a heated ladder towel rail and double glazed opaque windows to the rear and side elevations.

The staircase rises to the SECOND FLOOR which gives access to BEDROOM 3 which has double glazed skylights to the front and rear elevations, eaves storage, radiator and door into the EN-SUITE which has a bath with shower over, low level WC, pedestal wash hand basin with mixer tap and radiator.

## OUTSIDE

To the front of the property there is a gravelled and part blocked DRIVEWAY affording off road parking and giving access to the GARAGE which has an elevating door. The area behind the garage door has been boarded up and is therefore unusable, with this space now serving as a utility room. There is side gated access into the REAR GARDEN which has a glass canopy with full width patio, lawned area, wood store and fencing 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 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

### Tettenhall Office

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### Lettings Office

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### Bridgnorth Office

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### Wombourne Office

01902 326366

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£450,000

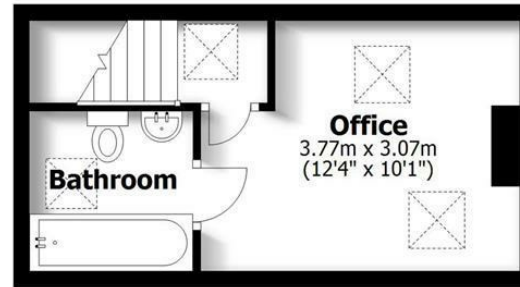
EPC:

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

**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.



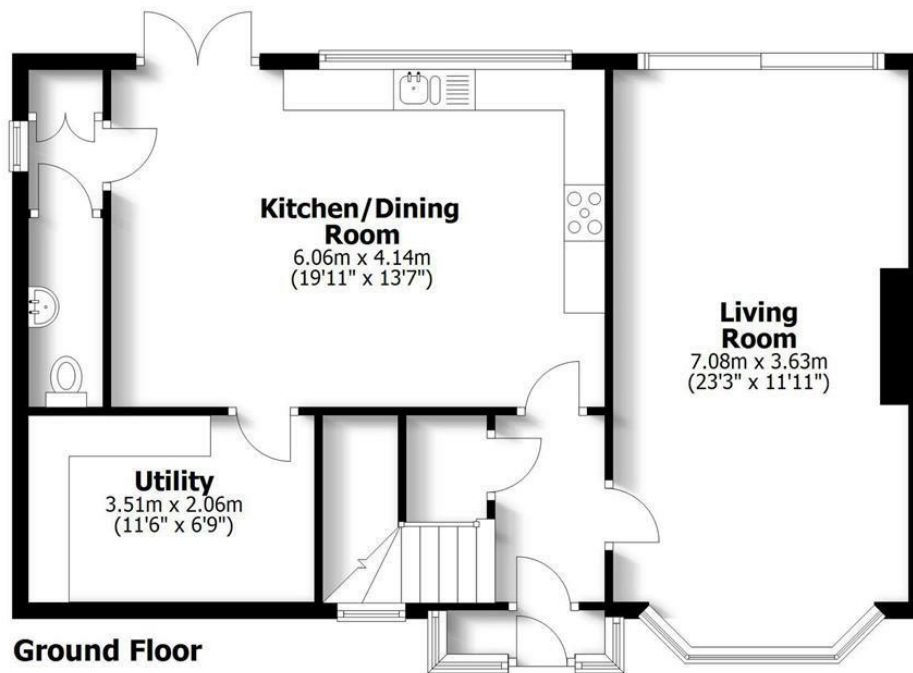
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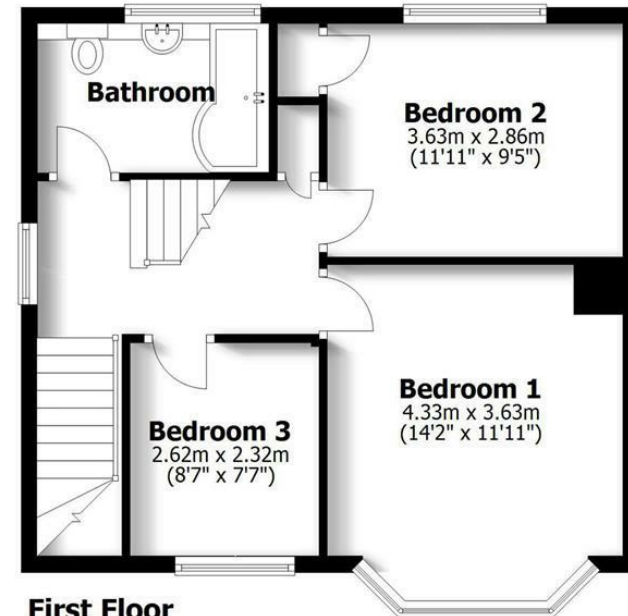
**Second Floor**

**TOTAL: 137.1sq.m. 1475sq.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**

