



22 Park Avenue, Wombourne, Wolverhampton, South Staffordshire, WV5 0ND

BERRIMAN
EATON

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This is a semi-detached property with off road parking and a generous rear garden. The internal accommodation briefly comprises an entrance hall, living room, dining kitchen and guest WC to the ground floor. To the first floor there are two double bedrooms and a family bathroom. The property benefits from central heating, double glazing and has recently had a new roof.

EPC : D
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 ENTRANCE HALL has composite door with double glazed opaque inserts, there is a radiator and staircase rising to the first floor landing. The LIVING ROOM has a gas fire with surround, double glazed window to the front elevation, radiator and door into the KITCHEN/DINING ROOM which is fitted with a range of wall and base units, fitted worksurface with inset one and a half sink and drainer with mixer tap, integrated oven, ceramic hob, fitted chimney extractor, two double glazed windows to the rear elevation, tiled floor, underfloor pantry with double glazed opaque window to the side elevation and door into the CLOAKROOM which has a low level WC and double glazed opaque window to the rear elevation.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed opaque window to the side elevation and loft access. The BATHROOM is fitted with a white suite which comprises a bath with shower over and glazed screen, pedestal wash hand basin, low level WC, tiling to the walls, airing cupboard which houses the wall mounted central heating boiler and double glazed opaque window to the rear elevation. DOUBLE BEDROOM 1 has a double glazed window to the front elevation, radiator and walk in storage cupboard. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation and radiator.

OUTSIDE

To the front of the property there is gated access to a tarmac DRIVEWAY which provides off road parking for several vehicles, lawned area, paved area and fencing to the boundary. There is a wooden pedestrian gate which gives access to the REAR GARDEN which is south facing and has a full width paved patio large lawned area, path to the rear which gives access to the greenhouse and fenced boundary.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND B – 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 – Ofcom checker shows there is limited and 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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Wombourne Office

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Lettings Office

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Worcestershire Office

01562 546969

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www.berrimaneaton.co.uk

Offers In The Region Of
£239,950

EPC: D

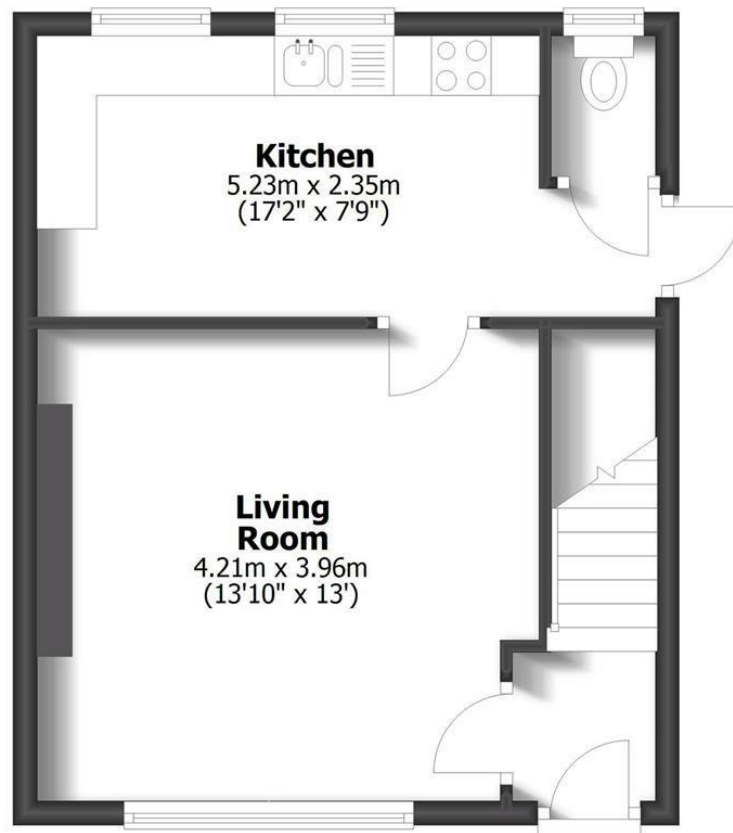
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



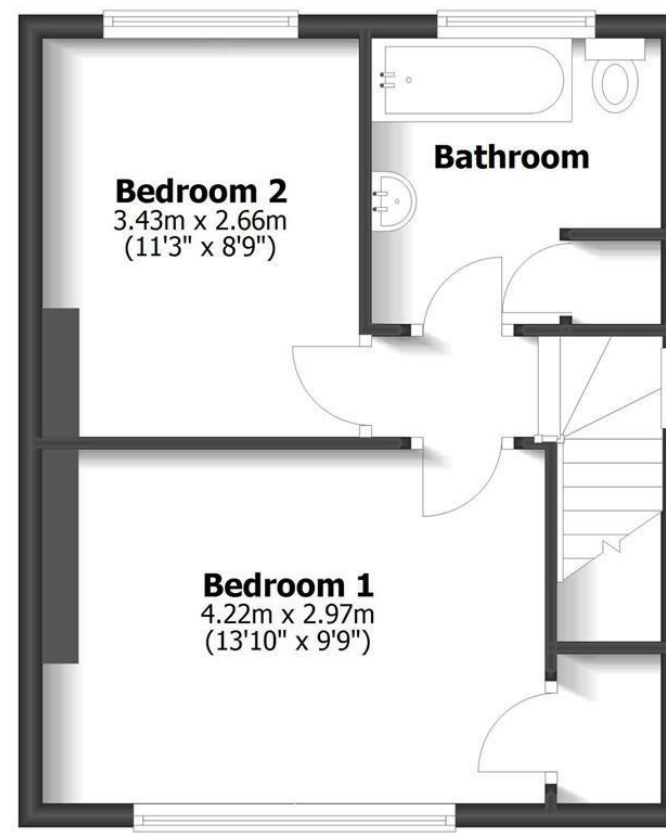
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TOTAL: 66.7sq.m. 718sq.ft.

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

