



194 Common Road, Wombourne, Wolverhampton, WV5 0LT

BERRIMAN  
EATON

# 194 Common Road, Wombourne, Wolverhampton, WV5 0LT

A particularly desirable four bedroom semi-detached family home which has been extended on a generous plot with a gated driveway. The rear garden contains a raised patio, lawn area, summer house, games/bar room and livestock area. Internally this comprises a porch, entrance hall, office, utility/wc, dining room, living room and country style kitchen. To the first floor there are four double bedrooms, en-suite to the principal bedroom and family bathroom. The property benefits from central heating and double glazing.

EPC : TO FOLLOW  
WOMBOURNE OFFICE

## LOCATION

Common Road is one of the main roads leading into the fashionable village of Wombourne. There are local shops available at Blakeley Heath together with Sainsburys and Lidl supermarkets are nearby on the Bridgnorth Road. Furthermore, there is a wide range of amenities situated within the village itself including shopping, eateries, doctors and dental surgeries, a library and village green. The area is well served by schooling for all age groups. There is convenient access onto the picturesque Wombrook and Railway Line very close by.

## DESCRIPTION

This is a particularly desirable four bedroom semi-detached family home which has been extended and occupies a generous plot with a gated driveway suitable for parking several vehicles off road. The rear garden has been landscaped and contains a raised patio, lawn area, summer house, games/bar room and livestock area. The internal accommodation briefly comprises a porch, entrance hall, office, utility/wc, dining room, living room and country style kitchen. To the first floor there are four double bedrooms, en-suite to the principal bedroom and family bathroom. The property benefits from central heating and double glazing.

## ACCOMMODATION

The PORCH is accessed through a composite door with double glazed leaded side panels and tiled floor. A wooden door with stained glass leaded windows and side panels gives access to the ENTRANCE HALL which has a staircase rising to the first floor landing with wooden balustrades, radiator, part panelled walls and door into the OFFICE which has a double glazed leaded window to the front elevation, wooden floor, fitted storage cupboard with hanging hooks, vertical radiator and door into the UTILITY which has a low level WC, fitted worksurfaces, with wall mounted cupboard above and plumbing and space for washing machine and tumble dryer and tiled splashback, part panelled walls, spot lights, double glazed leaded window to the side elevation. The DINING ROOM has a double glazed leaded bay window, radiator, fireplace with log burner, wooden floor and double doors into the LOUNGE, which has a fireplace with log burner, wooden dressers either side of the chimney, part panelled walls, double glazed sliding patio doors onto the rear garden and a vintage style radiator. The KITCHEN has been extended and is fitted with a range of wall and base units with fitted work surfaces with inset Belfast sink and mixer tap, central island with breakfast bar, two double glazed windows to the rear elevation and a double glazed window and door to the side elevation. There are spaces for a range of appliances including Range style oven with fitted work extractor, dishwasher, wine cooler and American style fridge freezer. There is a tiled splashback and floor, underfloor heating, spotlights and vertical radiator.

The staircase rises to the FIRST FLOOR LANDING which has wooden balustrades and loft access. The BATHROOM is fitted with a white suite which comprises bath with shower attachment, separate shower cubicle, low level WC, pedestal wash hand basin, double glazed opaque leaded window to the side elevation, radiator, tiled floor and walls. The PRINCIPAL BEDROOM has two double glazed windows to the rear elevation, two radiators, fitted wardrobes with sliding mirrored doors and door into the EN-SUITE which has a cubicle with electric shower, vanity wash hand basin and mixer tap, low level WC, spotlights and double glazed opaque leaded window to the side elevation. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation and radiator. DOUBLE BEDROOM 3 has a double glazed leaded bay window to the front elevation, fitted wardrobes and radiator. DOUBLE BEDROOM 4 has two double glazed windows to the front elevation and radiator.

## OUTSIDE

There are electronically operated double gates giving access to a block paved DRIVEWAY suitable for parking several vehicles off road. There is a fence and hedged boundary with an array of plants and shrubs with a gravelled area under the bay. There is a side gated access leading to the REAR GARDEN. This has a paved patio area with steps leading to a lawned area with a seating area with balustrades, a timber summer house and further steps leading to the chicken coup and the detached and timber framed GAMES ROOM/BAR. This has glazed windows, double doors and benefits from power and lighting.

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND D – 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

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## Lettings Office

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## Bridgnorth Office

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## Wombourne Office

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Offers In The Region Of  
£425,000

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.



## 194 Common Road Wombourne

HOUSE: 134.2sq.m. 1444sq.ft.

GARAGE: 20.6sq.m. 221sq.ft.

**TOTAL: 154.8sq.m. 1665sq.ft.**

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



