



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

BERRIMAN
EATON

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This is a modern three bedroom semi-detached home with off road parking and an enclosed rear garden. The internal accommodation briefly comprises entrance hall, cloakroom/wc, living room and dining kitchen to the ground floor. To the first floor there are three bedrooms and a bathroom. 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 and the soon to be opened Lidl.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL is accessed through a wooden door with opaque windowpanes inset, the staircase rises to the first floor landing and there is a radiator. The CLOAKROOM has a low level WC, wash hand basin, radiator and double glazed opaque window to the front elevation. The LIVING ROOM has a double glazed bay window to the front elevation, gas fire with surround, radiator and door into the KITCHEN/DINING ROOM. This is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit with mixer tap, wall mounted central heating boiler, integrated double oven with 4 ring hob, extractor, plumbing and space for a washing machine, double glazed window to the rear elevation, double glazed sliding patio doors into the garden and radiator.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed window to the side elevation, wooden balustrades and an airing cupboard with fitted shelving. DOUBLE BEDROOM 1 has a double glazed window to the front elevation, radiator and fitted wardrobes. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation and radiator. BEDROOM 3 has a double glazed window to the rear elevation and radiator. The BATHROOM is fitted with a white suite which comprises bath with shower over and screen, pedestal wash hand basin, low level WC, airing cupboard which houses the hot water cylinder, double glazed opaque window to the front elevation and radiator.

OUTSIDE

To the front of the property there is a tarmac driveway suitable for parking several vehicles off road with a path and planted border giving access to the entrance. The REAR GARDEN has a paved patio area, hardstanding for the shed, lawn with a fenced boundary.

TENURE WE UNDERSTAND THAT THE PROPERTY IS FREEHOLD
SERVICES We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND C – South Staffordshire DC
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Wombourne office.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

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Wombourne Office

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Lettings Office

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Worcestershire Office

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www.berrimaneaton.co.uk

Offers In The Region Of
£249,950

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.



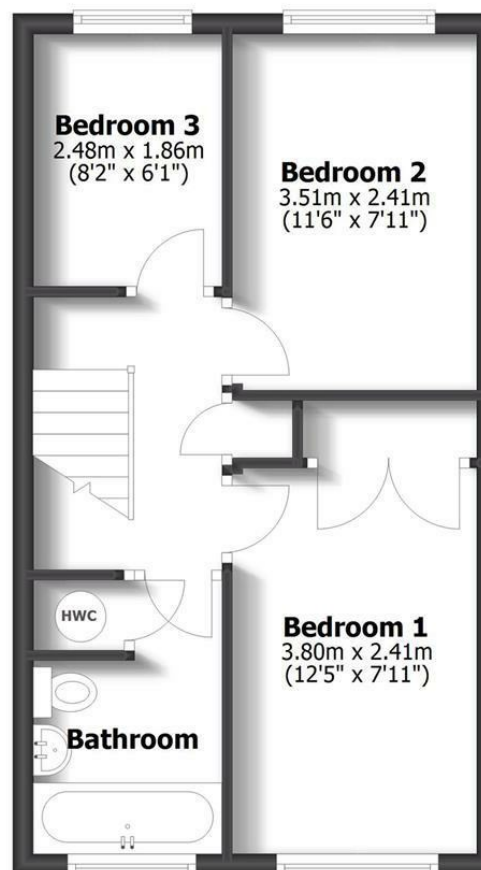
1 Park Avenue Wombourne

TOTAL: 70.8sq.m. 762sq.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

