

4 Dean Road, Wombourne, Wolverhampton, WV5 0AG

BERRIMAN EATON



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This is a mid terraced home which has undergone refurbishments and has a gravelled foregarden, with potential for off road parking, and a good sized rear garden. The internal accommodation briefly comprises entrance porch, dining kitchen, lounge and rear lobby with access to the garden. To the first floor there are three well proportioned bedrooms and a bathroom fitted with a white suite. The property has the benefit of double glazing, central heating and no upward chain.

EPC : C

WOMBOURNE OFFICE

LOCATION

This property occupies a pleasant location on the outskirts of Wombourne village being situated just off the B4176 Bridgnorth Road via Bridgnorth Avenue with easy access to the Sainsburys and Lidl supermarkets on Bridgnorth Road. The property is within convenient travelling distance of Wolverhampton, Dudley and Stourbridge and the area is well served with a variety of reputable schools, with Blakeley Heath Primary School being close by with regular bus services available nearby on Common Road and Bridgnorth Road.

DESCRIPTION

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ACCOMMODATION

The PORCH has a double glazed UPVC door with side windows and a door into the KITCHEN/DINING ROOM which has a range of wall and base units with inset one and a half sink and drainer with mixer tap. There are two double glazed windows to the front elevation, integrated oven, hob and extractor and space for appliances. There is an understairs storage cupboard and a door into the LOUNGE which has a double glazed window to the rear elevation, radiator and door into the REAR LOBBY which has a UPVC double glazed door to the rear garden, radiator and staircase rising to the first floor landing.

The staircase rises to the FIRST FLOOR LANDING which has loft access and door into the BATHROOM which is fitted with a white suite which comprises bath with shower over, pedestal wash hand basin, low level WC, heated ladder towel rail, airing cupboard which houses the wall mounted central heating boiler and a double glazed opaque window to the rear elevation. DOUBLE BEDROOM 1 has a double glazed window to the rear elevation, fitted cupboard and radiator. DOUBLE BEDROOM 2 has a double glazed window to the front elevation, fitted cupboard and radiator. BEDROOM 3 has a double glazed window to the rear elevation, radiator and cupboard over the stairs recess.

OUTSIDE

To the front of the property there is a gravelled foregarden but the kerb will need to be dropped to allow for off road parking. The REAR GARDEN has a patio area with a path leading to the gate which gives access to the front of the property for bins, etc. There is a lawn and fencing to the 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 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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Lettings Office
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Wombourne Office
01902 326366
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www.berrimaneaton.co.uk

Offers In The Region Of
£219,950

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.

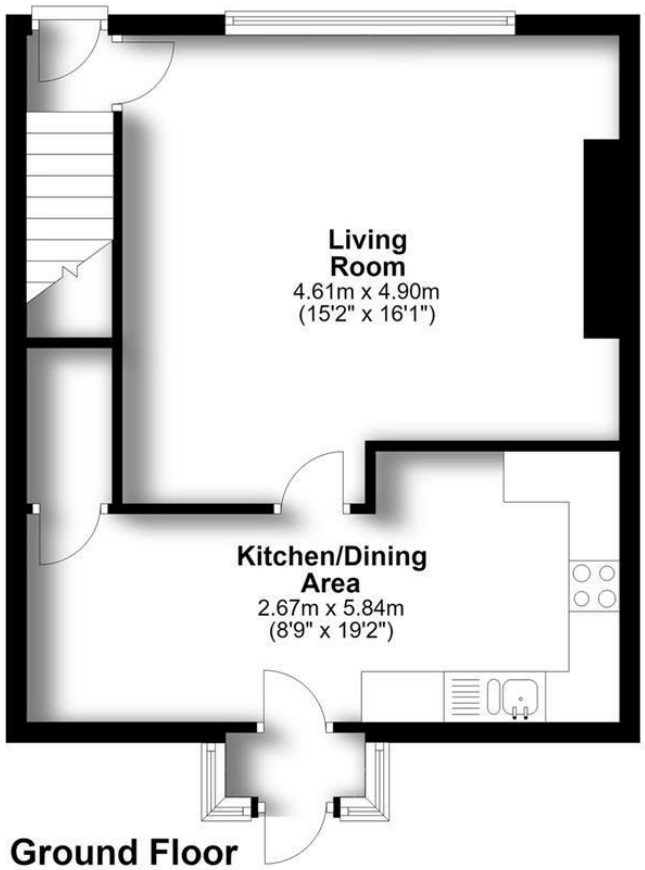




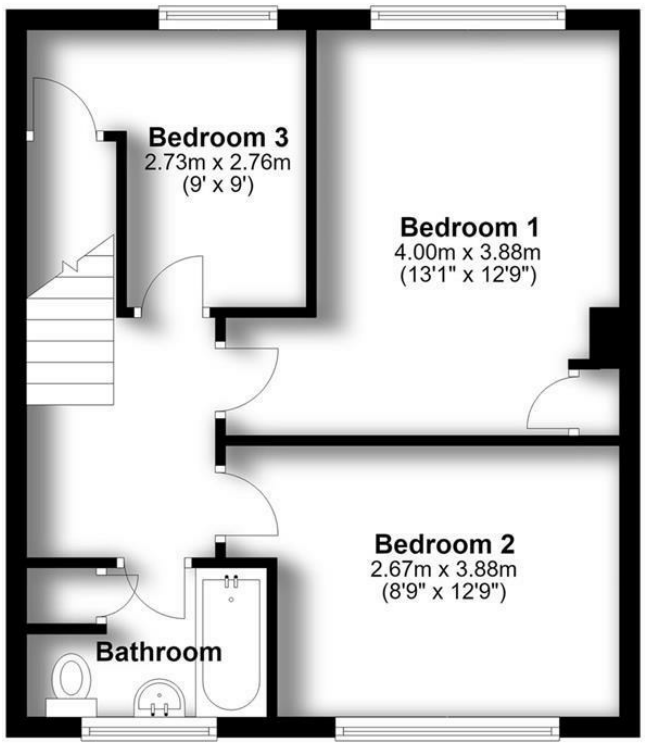

4 Dean Road
Wombourne

TOTAL: 80.1sq.m. 862sq.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







