



77 Station Road, Wombourne, Wolverhampton, WV5 9EW

BERRIMAN  
EATON

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

This is a traditional semi-detached family home which occupies a prime location on this popular road, having a large gravelled driveway, garage and a well established rear garden. The property has been extended and benefits from a lounge, extended sitting/dining room, kitchen, utility and cloakroom to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property benefits from central heating, majority double glazing and no upward chain.

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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## ACCOMMODATION

The PORCH is accessed through a UPVC double glazed door with side windows, tiled floor and a wooden door with leaded and stained glass inserts leads into the ENTRANCE HALL. This has a staircase rising to the first floor landing, radiator and understairs storage cupboard. The LOUNGE has a double glazed bay window to the front elevation and a radiator. The SITTING/DINING ROOM has a wraparound extension, double glazed patio door to the rear elevation, double glazed window to the rear elevation, two radiators, gas fire and a serving hatch into the kitchen. The KITCHEN is fitted with a range of wall and base units with fitted work surfaces, inset one and a half sink and drainer with mixer tap, single glazed window to the side elevation and tiled splashback. There are spaces for appliances including oven, dishwasher and fridge. There is a single glazed door into the LOBBY and the CLOAKROOM which has a low level WC and a single glazed opaque window to the side elevation. The UTILITY has a polycarbonate roof, single glazed windows to the side elevation, UPVC double glazed door and window to the rear garden. There is a fitted worksurface with inset single drainer sink unit, base units and space for washing machine and tumble dryer. The GARAGE has an elevating door and a UPVC double glazed door to the front.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed opaque window to the side elevation and loft access. 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, radiator and fitted wardrobes. BEDROOM 3 has a double glazed window to the front elevation and radiator. The BATHROOM has a bath, separate shower cubicle, low level WC, vanity wash hand basin and mixer tap, double glazed opaque window to the rear elevation, radiator, spotlights and tiled walls.

## OUTSIDE

The property is set back from the road and benefits from a long gravelled DRIVEWAY affording off road parking for several vehicles with a wall and fenced boundary and various planted borders. The REAR GARDEN is a particular feature of the property and has a paved patio, large ornamental pond lawned area with well stocked and planted borders with a fenced boundary.

## OUTSIDE

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

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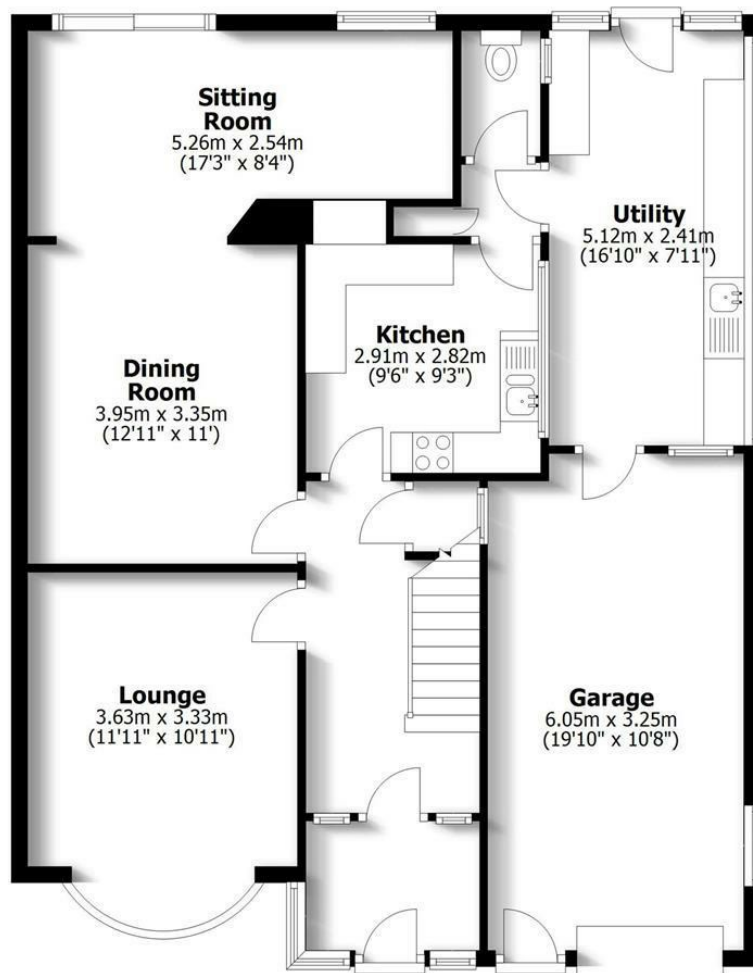
Offers In The Region Of  
**£375,000**

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.



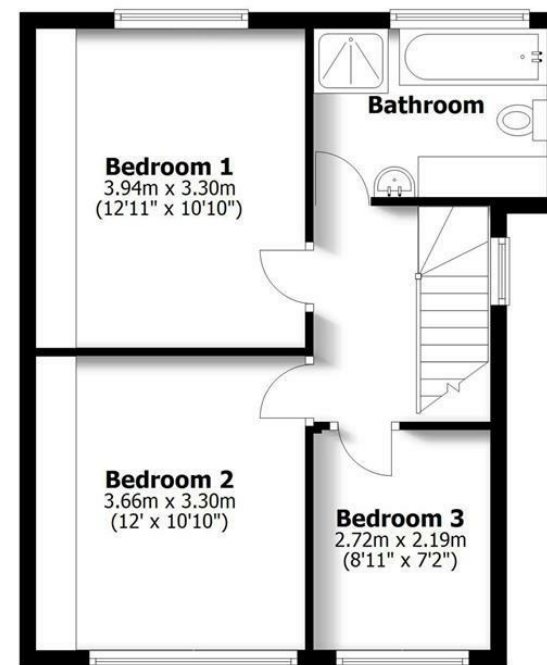
**77 Station Road**  
**Wombourne**



**Ground Floor**

HOUSE: 121.8sq.m. 1311sq.ft.  
GARAGE: 19.3sq.m. 207sq.ft.  
**TOTAL: 141.1sq.m. 1518sq.ft.**

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



**First Floor**

