



123 Wombourne Park, Wombourne, WV5 0LX

BERRIMAN  
EATON

# 123 Wombourne Park, Wombourne, WV5 0LX

Wombourne Park is a semi-detached family home occupying a generous position and benefitting from a wide plot which could be enhanced to provide off road parking for several vehicles, garage and an enclosed well established rear garden. The internal accommodation briefly comprises lounge, sitting room, fitted kitchen and shower room to the ground floor. To the first floor there are three bedrooms and a shower room. The property benefits from central heating, double glazing and no upward chain.

EPC : PENDING  
WOMBOURNE OFFICE

## LOCATION

Wombourne Park is an established and popular residential address within easy walking distance of the shops at the bottom of the road on Common Road. There is easy travelling to Sainsburys on the Bridgnorth Road and the fashionable Wombourne Village Centre gives access to many and varied facilities including eateries, shops, doctors and dental surgeries and a library. There are regular bus services running along Common Road and the area is well served by reputable schooling for all age groups.

## DESCRIPTION

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## ACCOMMODATION

The wooden PORCH has leaded windows and doors and allows access through a further door into the ENTRANCE HALL. This has a staircase rising to the first floor landing, with storage beneath, radiator and access into the SHOWER ROOM, this has a walk in cubicle with electric shower, low level w/c, wash hand basin, part tiling to the walls and a single glazed window to the side elevation. The LOUNGE has a double glazed leaded bay window to the front elevation, radiator, open fire with a tiled surround and a raised and wall mounted cupboard with double opening doors. The SITTING ROOM has double glazed window to the rear elevation and a UPVC door giving access to the rear garden. There is a gas fire set within a decorative brick fireplace with shelving, hearth and mantle. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, integrated double oven, 4 ring hob and extractor, part tiling to walls, plumbing for washing machine, double glazed window to the rear elevation and door to the garden.

To the FIRST FLOOR LANDING there is loft access and a window to the side elevation. The SHOWER ROOM has a walk in curved cubicle, pedestal wash hand basin and low level W/C, double glazed opaque window to the rear elevation, radiator and tiling to the walls. BEDROOM 1 has a double glazed leaded bay to the front elevation, fitted wardrobes and a radiator. BEDROOM 2 has a double glazed window to the rear and radiator. BEDROOM 3 has a double glazed window to the front elevation, wardrobe and radiator.

## OUTSIDE

To the front of the property there is paved driveway giving off road parking and giving access to the garage and a side passage, there is a low dwarf wall with a lawned area with established well planted borders. The GARAGE has a elevating door and a wooden door onto the rear garden. Please note that the garage is single brick and would not be suitable to be built above. The REAR GARDEN is extremely well tended and generously stocked with a variety of seasonal plants and shrubs giving all year round depth and colour. There is a full width patio and steps to the lawn. There is hard standard for a greenhouse, which has power connected. The garden is enclosed by a fence.

TENURE We are advised 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

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tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

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### Wombourne Office

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### Worcestershire Office

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Offers In The Region Of  
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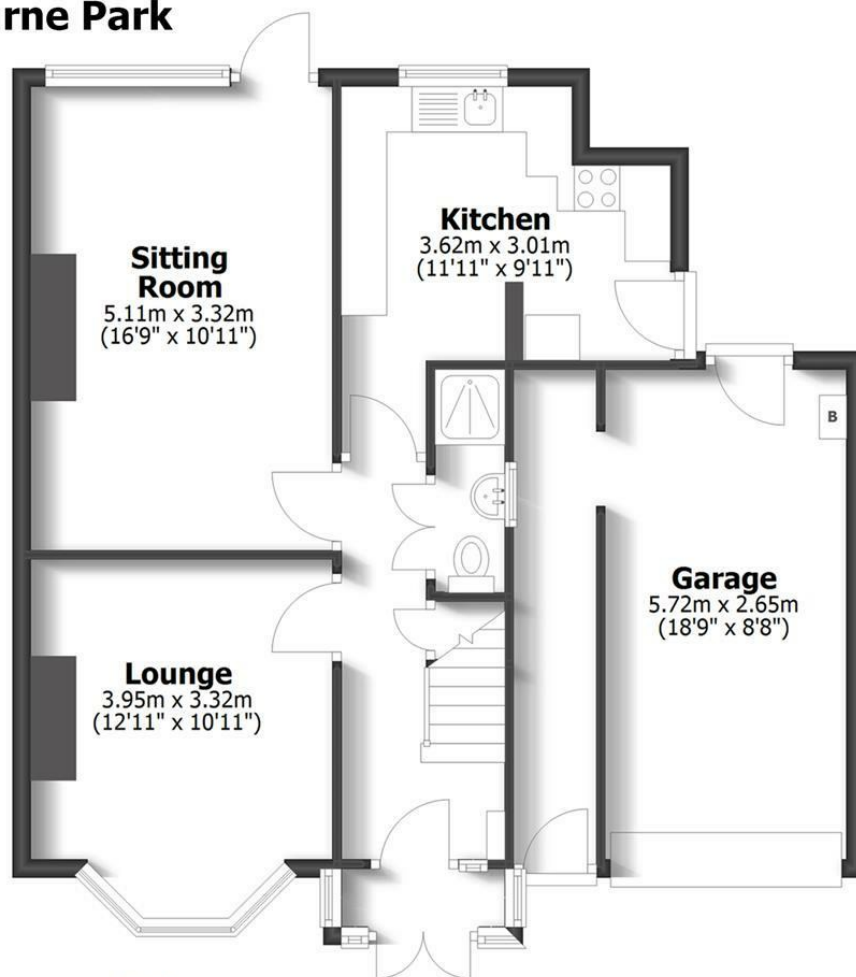
EPC:

**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.

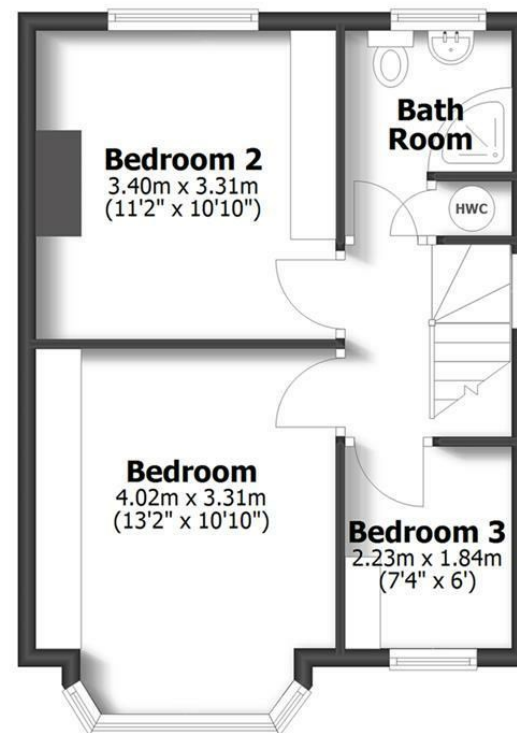


## 123 Wombourne Park

Wombourne



Ground Floor



First Floor

HOUSE: 87.9sq.m. 946sq.ft.  
GARAGE: 20.6sq.m. 222sq.ft.  
**TOTAL: 108.5sq.m. 1168sq.ft.**

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

