



25 Bratch Common Road, Wombourne, Wolverhampton, WV5 8DD

BERRIMAN  
EATON

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The Brambles is a well proportioned detached bungalow with enviable views across the South Staffordshire Countryside with a large garage, generous driveway and enclosed private rear garden. The internal accommodation briefly comprises porch, entrance hall, lounge, dining room, fitted kitchen, bathroom, and three double bedrooms. The property benefits from central heating and double glazing.

EPC : TO FOLLOW  
WOMBOURNE OFFICE

### LOCATION

Bratch Common Road is a popular location situated on the outskirts of Wombourne Village. There is convenient access into the Village as well as the neighbouring Villages of Swindon, Trysull and Seisdon. There are two Supermarkets located on the Bridgnorth Road as well as the facilities and shops within the Village Centre itself. The property is close to local Walks as well as the Canal and Railway Walk to dog walkers and nature enthusiasts.

### DESCRIPTION

The Brambles is a well proportioned detached bungalow with enviable views across the South Staffordshire Countryside with a large garage, generous driveway and enclosed private rear garden. The internal accommodation briefly comprises porch, entrance hall, lounge, dining room, fitted kitchen, bathroom, and three double bedrooms. The property benefits from central heating and double glazing.

### ACCOMMODATION

The PORCH has a UPVC door with glazed panels to the side, tiled floor and access into the ENTRANCE HALL through a composite door with stained glass decorative insert. There is a loft access, airing cupboard, radiator and door into the LOUNGE which has a double glazed window to the front elevation, radiator, wiring to wall lights and raised recessed gas fire. The KITCHEN is fitted with a range of wall and base unit with complementary work surfaces, inset single drainer sink unit with mixer tap, double glazed window to the front elevation, double glazed door to the rear garden, spotlights, tiled floor and part tiling to the walls. There are integrated appliances including an oven, hob and extractor, fridge and freezer. There are spaces for dishwasher and washing machine. The DINING ROOM has a double glazed patio door to the side elevation, radiator and serving hatch into the kitchen.

The BATHROOM comprises a corner bath, separate shower cubicle, low level WC, pedestal wash hand basin and mixer tap, heated ladder towel rail, double glazed opaque window to the side elevation, tiling to the floor and walls. The PRINCIPAL BEDROOM has double glazed window to the rear, fitted wardrobes with sliding mirrored doors, radiator and door into the EN-SUITE which has a walk in cubicle, low level WC, pedestal wash hand basin, heated ladder towel rail, double glazed opaque window to the side elevation and tiling to the walls and flooring. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation, fitted wardrobes with sliding mirrored doors and radiator. DOUBLE BEDROOM 3 has a double glazed window to the side elevation, radiator and fitted wardrobes with sliding mirrored doors.

### OUTSIDE

To the front of the property there is a block paved DRIVEWAY suitable for parking several vehicles off road, with a lawned foregarden, side gated access and access to the GARAGE which has an elevating door, double glazed window to the rear elevation and UPVC double glazed door to the rear garden. The REAR GARDEN has a side patio area with wraparound path, steps leading to a raised lawn and fencing to the boundary.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND E – 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 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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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

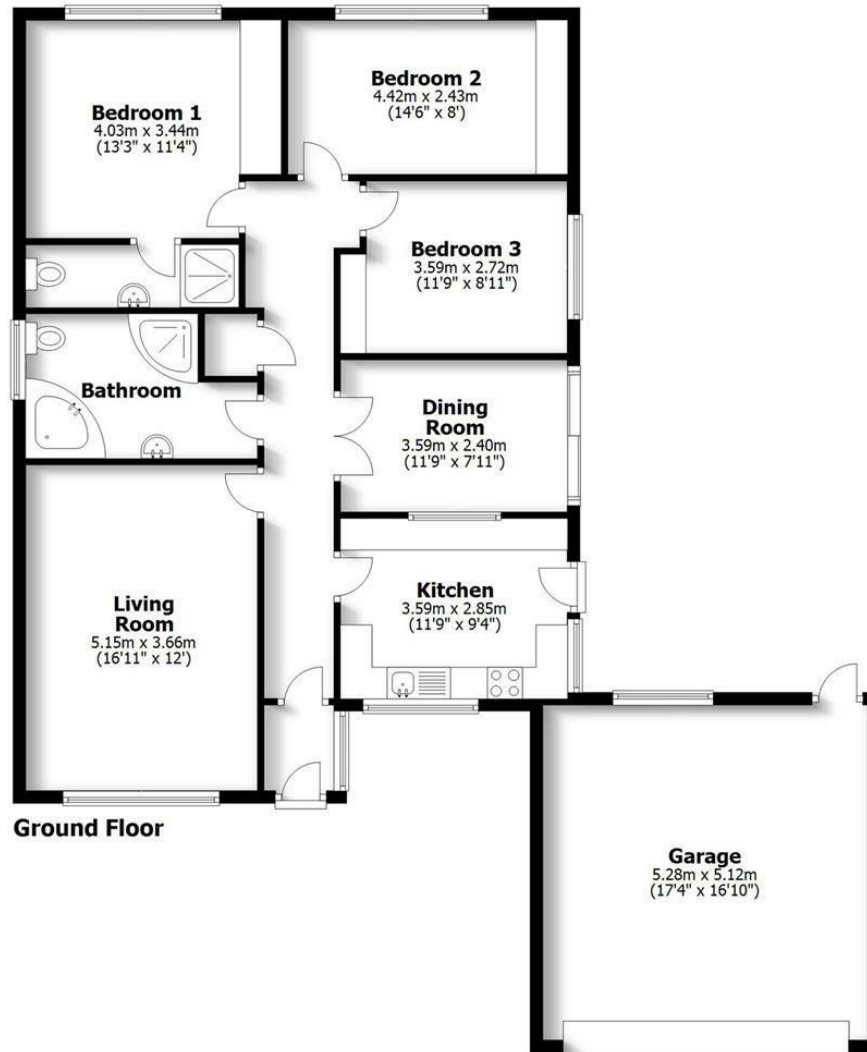
Offers In The Region Of  
£495,000

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.



## 25 Bratch Common Road Wombourne



HOUSE: 98.7sq.m. 1062sq.ft.  
 GARAGE: 27.1sq.m. 291sq.ft.  
**TOTAL: 125.8sq.m. 1356sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE

