



42 Wombrook Court, Wombourne, Wolverhampton, WV5 9AA

BERRIMAN  
EATON



# 42 Wombrook Court, Wombourne, Wolverhampton, WV5 9AA

OVER 55's. This is a one bedroom apartment located on the second floor of this popular retirement development built in 2007. There is a communal living room with adjoining kitchenette, laundry room, beautifully manicured gardens for residents enjoyment and the use of a guest suite, for a small fee, for visiting friends or relatives. Internally the apartment comprises entrance hall, living room, kitchen, bathroom and a double bedroom. There is double glazing, storage heaters and the benefit of no upward chain.

EPC : B  
WOMBOURNE OFFICE

## LOCATION

Wombrook Court stands in a convenient location within flat walking distance into the picturesque Wombourne Village where there is a range of amenities including doctors, dentist, opticians and shops. There is a post office available at the petrol station on School Road and the Library located within the Village Green. There are nearby country footpaths to the Wom Brook which leads to the adjoining Railway line that, in turn, link to the Canal tow paths. There are regular buses running through the Village that serve Wolverhampton, Dudley, Stourbridge, Kingswinford and Merry Hill Shopping Centre.

## DESCRIPTION

This is a one bedroom apartment located on the second floor of this popular retirement development built in 2007. There is a communal living room with adjoining kitchenette, laundry room, beautifully manicured gardens for residents enjoyment and the use of a guest suite, for a small fee, for visiting friends or relatives. Internally the apartment comprises entrance hall, living room, kitchen, bathroom and a double bedroom. There is double glazing, storage heaters and the benefit of no upward chain.

## ACCOMMODATION

The ENTRANCE HALL has a storage cupboard and door into the LIVING ROOM which has a double glazed window to the front elevation, electric fire with surround, wall mounted electric storage heater and double doors into the KITCHEN. This is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit with mixer tap, integrated appliances including oven, microwave, fridge and freezer. There is a double glazed window to the front elevation and tiled splashback. The BATHROOM has a bath with shower over and glazed screen, vanity wash hand basin and low level WC. The PRINCIPAL BEDROOM has two double glazed windows and a fitted wardrobes with mirrored doors.

## OUTSIDE

There are communal gardens for residents enjoyment with various seating areas overlooking the Wombrook Walk.

## LEASEHOLD INFORMATION

The half yearly service charge payment is £1,711.27 payable on 1 March 2025. The half yearly ground rent is £212.50 payable for the same period.

We are informed by the Vendors that electricity and drainage 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 LEASEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available  
Mobile – Ofcom checker shows there is limited and likely coverage indoors with all four main providers having likely coverage outdoors.  
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.  
The long term flood defences website shows very low

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### Lettings Office

01902 749974

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### Bridgnorth Office

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### Wombourne Office

01902 326366

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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Offers In The Region Of  
£145,000

EPC: B

**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.

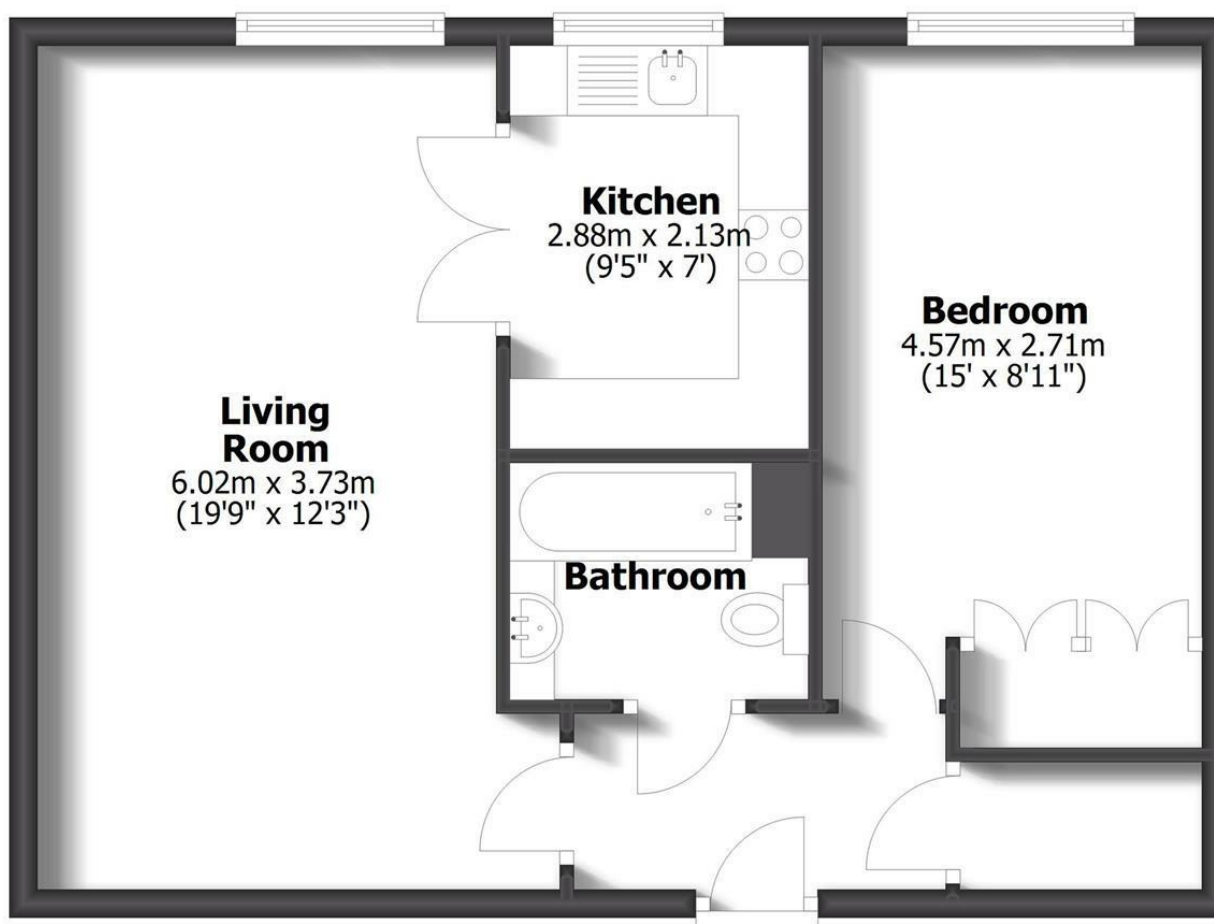


## 42 Wombrook Court

Wombourne

**TOTAL: 50sq.m. 539sq.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**



