



28 Jenks Road, Wombourne, Wolverhampton, WV5 0BL

BERRIMAN  
EATON

# 28 Jenks Road, Wombourne, Wolverhampton, WV5 0BL

This is an extended semi-detached home occupying a generous corner position with off road parking, a detached garage and gardens to the front, side and rear. The property briefly comprises entrance hall, living room, kitchen dining room with family area to the ground floor. To the first floor there are three double bedrooms and a large family bathroom. The property benefits from central heating, double glazing and the benefit of NO UPWARD CHAIN.

EPC : D  
WOMBOURNE OFFICE

## LOCATION

Situated in this popular area of Wombourne, there are local shops available along Common Road together with bus services which provide access to Wombourne, Dudley and Stourbridge. Within the village there are a range of amenities including banks, shops, doctor's surgery and a library along with a cricket, tennis and bowls club on the village green. A supermarket is nearby on Bridgnorth Road and there are also lovely walks along the canal systems and railway walk.

## DESCRIPTION

Jenks Road is an extended semi-detached family home which occupies a generous corner position with off road parking, a detached garage and gardens to the front side and rear. The internal accommodation briefly comprises entrance hall, living room, kitchen dining room with family area to the ground floor. To the first floor there are three double bedrooms and a large family bathroom. The property benefits from central heating, double glazing and the benefit of no upward chain.

## ACCOMMODATION

The ENTRANCE HALL has a composite door with opaque stained glass insert, a double glazed side panel, radiator and stairs to the first floor. The LIVING ROOM has two double glazed windows, a stained glass internal feature window, radiator, dado rail and a coal effect gas fire with surround. The KITCHEN/DINING ROOM is fitted with a range of wall and base units with complementary work surfaces with inset single drainer sink with mixer tap, space for appliances including an oven, fridge, plumbing for washing machine and tumble dryer, tiled splashback and double glazed window. The FAMILY AREA is adjacent to the kitchen and has a radiator, double glazed sliding patio doors onto the rear garden and a double glazed window.

To the FIRST FLOOR LANDING there are wooden balustrades, two entry points to the loft, radiator and an alcove which has the wall mounted central heating boiler. The BATHROOM is fitted with white suite which comprises bath with shower over and glazed screen, pedestal wash hand basin low level WC, double glazed opaque window, part tiled walls and a radiator. DOUBLE BEDROOM 1 has a double glazed window, radiator, storage cupboard and double wardrobe. DOUBLE BEDROOM 2 has two double glazed windows and a radiator. DOUBLE BEDROOM 3 has two double glazed windows and a radiator.

## OUTSIDE

The property occupies a corner position with lawns to the front and side elevations, there is a path leading to the entrance and a block paved driveway giving access to the GARAGE. This has an elevating door and a wooden door to the rear garden. The REAR GARDEN is enclosed by a fence with a gate to the driveway. There is a paved patio area, lawn and steps to the garage door.

TENURE WE UNDERSTAND THAT THE PROPERTY IS FREEHOLD

SERVICES We are informed by the Vendors that all main services are installed.

COUNCIL TAX BAND D – South Staffordshire DC

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Wombourne office.

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

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

### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

### Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

Offers In The Region Of  
£285,000

EPC: D

**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.



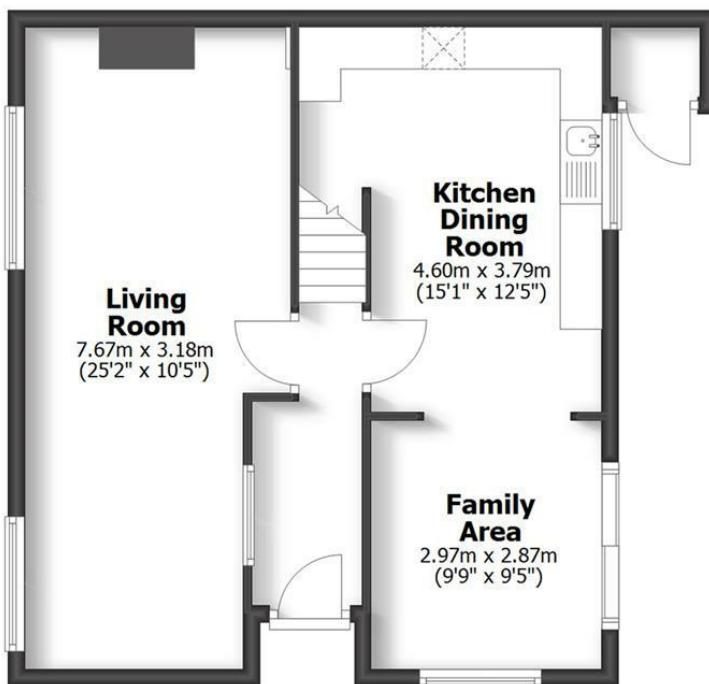
## 28 Jenks Road Wombourne

HOUSE: 105.6sq.m. 1136sq.ft.

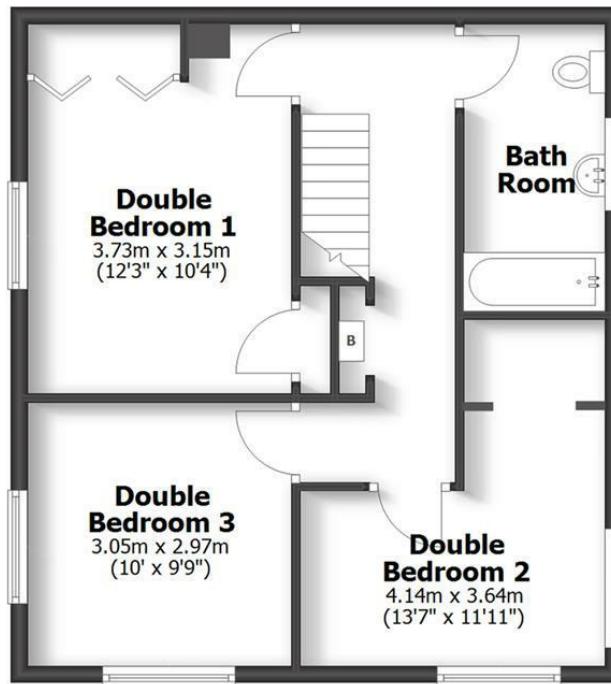
GARAGE: 18.5sq.m. 199sq.ft.

**TOTAL: 124.1sq.m. 1335sq.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



