



32 Wombrook Court, Walk Lane Wombourne, Wolverhampton, South Staffordshire, WV5 9AA

BERRIMAN
EATON

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A well presented, one bedroom apartment on the first floor of this popular, purpose built retirement complex which is within walking distance of Wombourne Village and is suitable for over 55's retirement living

(EPC: B). WOMBOURNE OFFICE.

LOCATION

Wombrook Court is located a short walk away from Wombourne village centre with its wide variety of local facilities together with regular public transport services to the further, more extensive amenities afforded by Wolverhampton City Centre, Dudley, Merry Hill and Stourbridge. There is also a good selection of well-maintained public footpaths for countryside walks as well as the canals and disused railway line.

DESCRIPTION

32 Wombrook Court is a first floor apartment and enjoys the facilities afforded by this retirement complex including communal residents lounge and laundry. There is also a 24-hour emergency Careline system for peace of mind and there is a lift. The apartment has an entrance hall, lounge, kitchen, bedroom and shower room, it has the benefit of double glazed windows and storage heaters.

ACCOMMODATION

A secure front door opens into the ENTRANCE HALLWAY with storage cupboard housing the hot water cylinder and shelving. The LOUNGE has double glazed windows to the rear and side elevations with views across the communal gardens and the scenic Wom Brook, Adam style fireplace with marble hearth and mantle suitable for an electric fire, storage heaters and double doors into the KITCHEN which is fitted with a range of wall and base units with complementary work surfaces with tiled splashback, inset stainless steel single drainer sink unit, double glazed window to the side elevation, integrated appliances including microwave, oven, induction hob with extractor over, fridge and freezer.

The BEDROOM has a double glazed window to the rear elevation, fitted wardrobes with mirrored doors and a storage heater. The SHOWER ROOM is fitted with a white suite comprising walk-in double shower cubicle, low-level wc, vanity wash hand basin, fitted mirror, tiled walls and extractor

OUTSIDE

There is a communal car park accessed from Walk Lane leading to the front of the apartments with beautifully maintained communal gardens with seating to the side and rear. Parking is available on a separate permit and is on a first come, first served basis arranged by the House Manager.

TENURE

We are advised by our client that the property is LEASEHOLD. Verification should be obtained by your Solicitors.

SERVICES

We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND B - South Staffordshire DC.
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Wombourne office.

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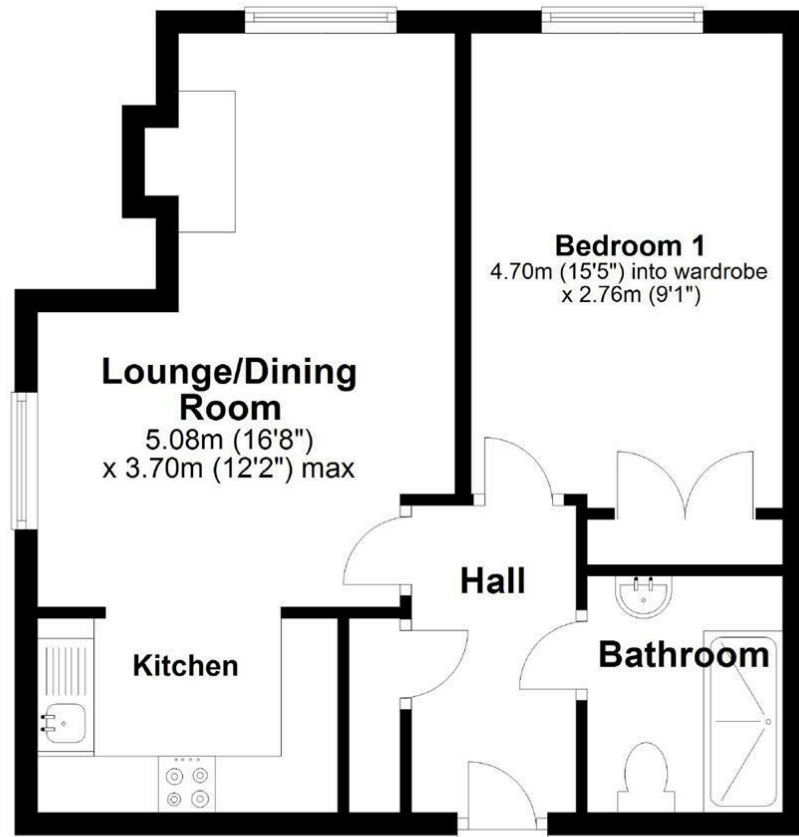
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www.berrimaneaton.co.uk

Offers Around
£170,000

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.



Ground Floor

' 32 WOMBROOK COURT'
Approx gross internal area

42.3 sq.metres 455.0 sq feet

FOR IDENTIFICATION ONLY
NOT TO SCALE

