



58 Dickinson Road, Wombourne, Wolverhampton, WV5 0NH

BERRIMAN  
EATON

# 58 Dickinson Road, Wombourne, Wolverhampton, WV5 0NH

This is a spacious and well presented semi-detached family home which has been extensively refurbished by the current owner. There is off road parking and an enclosed rear garden with a gate onto the Railway Walk. The internal accommodation briefly comprises entrance hall, lounge, dining kitchen to the ground floor. To the first floor there are three double bedrooms and a family bathroom. The property benefits from central heating and double glazing.

EPC: C  
WOMBOURNE OFFICE

## LOCATION

Dickinson Road is a popular road which is situated just off Sutch Lane and gives fantastic access to Blakeley Heath School. The Railway Walk is accessible from the garden and is ideal for dog walker and nature enthusiasts. There is a regular bus route on Common Road with buses heading to Wolverhampton and Stourbridge. There are convenience shops at the top of Giggety with Sainsburys and Lidl Supermarkets within proximity. Wombourne Village is also easily accessible.

## DESCRIPTION

This is a spacious and well presented semi-detached family home which has been extensively refurbished by the current owner. There is off road parking and an enclosed rear garden with a gate onto the Railway Walk. The internal accommodation briefly comprises entrance hall, lounge, dining kitchen to the ground floor. To the first floor there are three double bedrooms and a family bathroom. The property benefits from central heating and double glazing.

## ACCOMMODATION

The ENTRANCE HALL is accessed through a composite door, double glazed window to the front elevation, staircase which rises to the first floor landing, there is a radiator, a storage/coat cupboard and a door into the LOUNGE. This has a double glazed window to the front elevation and double glazed French doors onto the rear garden. There is a radiator and fireplace with provision and space for an electric fire. The KITCHEN/DINING ROOM is fitted with a range of wall and base units with fitted worksurfaces with inset one and a half sink and drainer with mixer tap. There is a double glazed door to the side access, double glazed windows to the rear and side elevations and an understairs storage cupboard. There is an integrated oven, fitted extractor, ceramic hob, dishwasher, plumbing for a washing machine and spotlights.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed window to the side elevation and loft access. DOUBLE BEDROOM 1 has a double glazed window to the front elevation, walk in storage cupboard and radiator. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation, radiator and a walk in storage cupboard. DOUBLE BEDROOM 3 has a double glazed window to the front elevation and radiator. The BATHROOM is fitted with a white suite which comprises a bath with multi headed shower over and screen, vanity wash hand basin with mixer tap, low level WC, radiator, spotlights and two double glazed opaque windows to the rear elevation.

## OUTSIDE

To the front of the property there is a block paved driveway providing OFF ROAD PARKING, a lawned fore garden with planted border and side gated access into the REAR GARDEN. This has a full width patio, lawn and a fenced boundary with a secured gate onto the Walk.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND B – South Staffordshire  
POSSESSION Vacant possession will be given on completion.  
VIEWING - Please contact the WOMBURNE Office.  
The property is FREEHOLD

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast 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

**Tettenhall Office**  
01902 747744  
tettenhall@berrimaneaton.co.uk

**Bridgnorth Office**  
01746 766499  
bridgnorth@berrimaneaton.co.uk

**Lettings Office**  
01902 749974  
lettings@berrimaneaton.co.uk

**Wombourne Office**  
01902 326366  
wombourne@berrimaneaton.co.uk

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

Offers In The Region Of  
£275,000

EPC: C

**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.



## 58 Dickinson Road Wombourne

**TOTAL: 80.2sq.m. 863sq.ft.**

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



