



22 Common Road, Wombourne, WV5 0EZ

BERRIMAN  
EATON

# 22 Common Road, Wombourne, WV5 0EZ

This is a charming end of terraced property which has been extensively refurbished and is presented to an exceptionally high quality with an excellent finish. There is off road parking for several vehicles and a large rear garden. The internal accommodation briefly comprises entrance hall, lounge, open plan kitchen and family area and a separate utility/wc to the ground floor. To the first floor there are three bedrooms and a stylish bathroom. The property benefits from central heating, double glazed and no upward chain.

EPC: C  
WOMBOURNE OFFICE

## LOCATION

Common Road is one of the main roads leading into the fashionable village of Wombourne. There are local shops available at Blakeley Heath together with a Sainsburys supermarket nearby on the Bridgnorth Road. Furthermore, there is a wide range of amenities situated within the village itself including shopping, eateries, doctors and dental surgeries, a library and village green. The area is well served by schooling for all age groups. There is convenient access onto the picturesque Wombrook and Railway Line very close by.

## DESCRIPTION

This is a charming end of terraced property which has been extensively refurbished and is presented to an exceptionally high quality with an excellent finish. There is off road parking for several vehicles and a large rear garden. The internal accommodation briefly comprises entrance hall, lounge, open plan kitchen and family area and a separate utility/wc to the ground floor. To the first floor there are three bedrooms and a stylish bathroom. The property benefits from central heating, double glazed and no upward chain.

## ACCOMMODATION

The ENTRANCE HALL has a composite door with leaded opaque inserts, double glazed window to the side elevation, staircase rising to the first floor landing with storage cupboard beneath, radiator and door into the LOUNGE which has a double glazed walk in bay window to the front elevation and radiator. The KITCHEN is fitted with a range of wall and base units with central island which has a single drainer sink unit and mixer tap as well as breakfast bar. There is an integrated dishwasher, oven, microwave, fridge, fitted extractor and ceramic hob. The FAMILY/DINING AREA has a vaulted ceiling, spotlights, double glazed bifolding doors onto the rear garden, double glazed windows to rear and side elevations, double glazed skylights and radiator. The UTILITY has a fitted worksurface with sink and mixer tap, cupboard housing the wall mounted central heating boiler. There is a low level WC, radiator and a double glazed opaque window to the side elevation.

The staircase rises to the FIRST FLOOR LANDING which has wooden balustrades, double glazed window to the side elevation and loft access. The BATHROOM has a modern white suite which comprises a bath with shower over and glazed screen, low level WC, vanity wash hand basin and mixer tap, double glazed opaque window to the rear elevation, heated ladder towel rail, spotlights, tiled floor and part tiling to the walls. DOUBLE BEDROOM 1 has a double glazed window to the rear elevation and radiator. DOUBLE BEDROOM 2 has a double glazed window to the front elevation and radiator. BEDROOM 3 has a double glazed window to the front elevation and radiator.

## OUTSIDE

To the front of the property there is a blocked paved driveway affording OFF ROAD PARKING for several vehicles and side gated access to the REAR GARDEN. This has a full width patio and a large lawned area with fencing to the boundary. There is a pedestrian gate which gives a right of access to the neighbour for bins.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND C – 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 / 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

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01902 747744  
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**Wombourne Office**  
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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

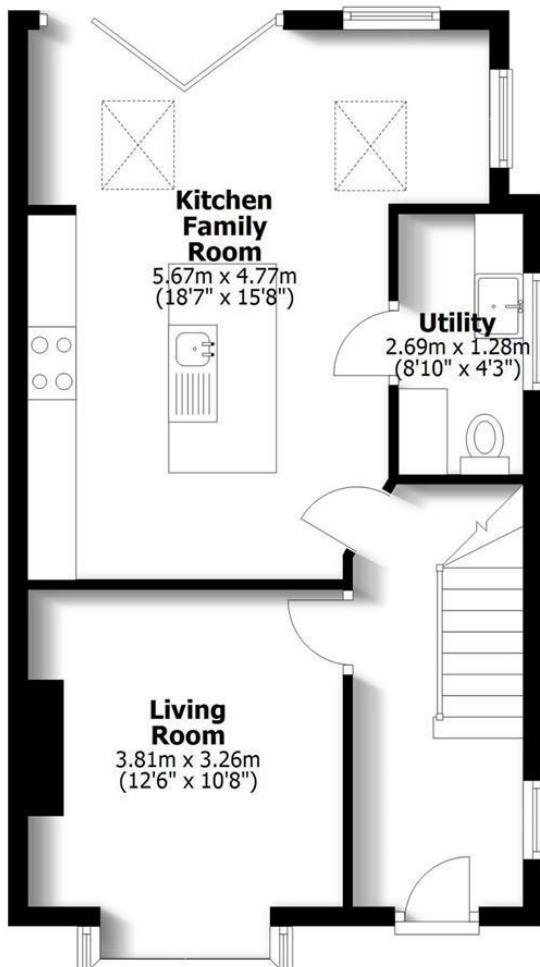
Offers In The Region Of  
£345,000

EPC: G

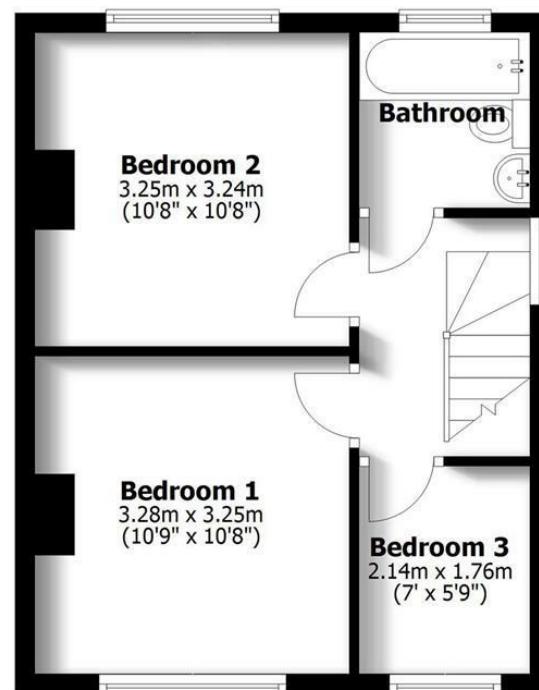
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



**22 Common Road**  
Wombourne



**Ground Floor**



**First Floor**

**TOTAL: 80.4sq.m. 865sq.ft.**

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

