



18 Jenks Road, Wombourne, South Staffordshire, WV5 0BL

BERRIMAN  
EATON

# 18 Jenks Road, Wombourne, South Staffordshire, WV5 0BL

This is a well-positioned three bedroom semi-detached family home occupying a generous corner position with off road parking and gardens to the front, side and rear. The internal accommodation briefly comprises entrance hall, lounge, dining kitchen, utility room and rear lobby with storage cupboards to the ground floor. To the first floor there are three bedrooms and a family bathroom with separate WC. The property benefits from central heating, double glazing and no upward chain.

EPC : C  
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 a variety of shops, doctor's surgery and a library along with a cricket, tennis and bowls club on the village green. There are two supermarkets situated nearby on Bridgnorth Road and there are also lovely walks along the canal systems and railway walk.

## DESCRIPTION

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## ACCOMMODATION

The ENTRANCE HALL has a composite door with double glazed opaque insert, staircase rising to the first floor landing and doors into the kitchen and LOUNGE. This has a double glazed window to the front elevation and double glazed French doors to the rear garden and radiator. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit and mixer tap, integrated oven, hob, radiator and storage cupboard. The UTILITY has two double glazed windows to the rear elevation, fitted worksurface with base units beneath and plumbing for a washing machine. The INNER LOBBY has walk in storage cupboards and a UPV double glazed

The staircase rises to the FIRST FLOOR LANDING which has a double glazed opaque window to the rear elevation, and an airing cupboard which houses the wall mounted central heating boiler. DOUBLE BEDROOM 1 has a double glazed window to the front 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 rear elevation and radiator. The BATHROOM has a bath with shower over, pedestal wash hand basin and mixer tap, heated ladder towel rail, double glazed opaque window to the rear elevation and tiled walls.

## OUTSIDE

The property lies behind a hedged boundary which wraps around the front and side with pedestrian access and a path to the front door and offers a DRIVEWAY providing off road parking. There are lawns and side access to the REAR GARDEN which has a good sized lawn, established planted borders and a fence boundary.

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 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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**Wombourne Office**  
01902 326366  
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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Offers In The Region Of  
£260,000

EPC: C

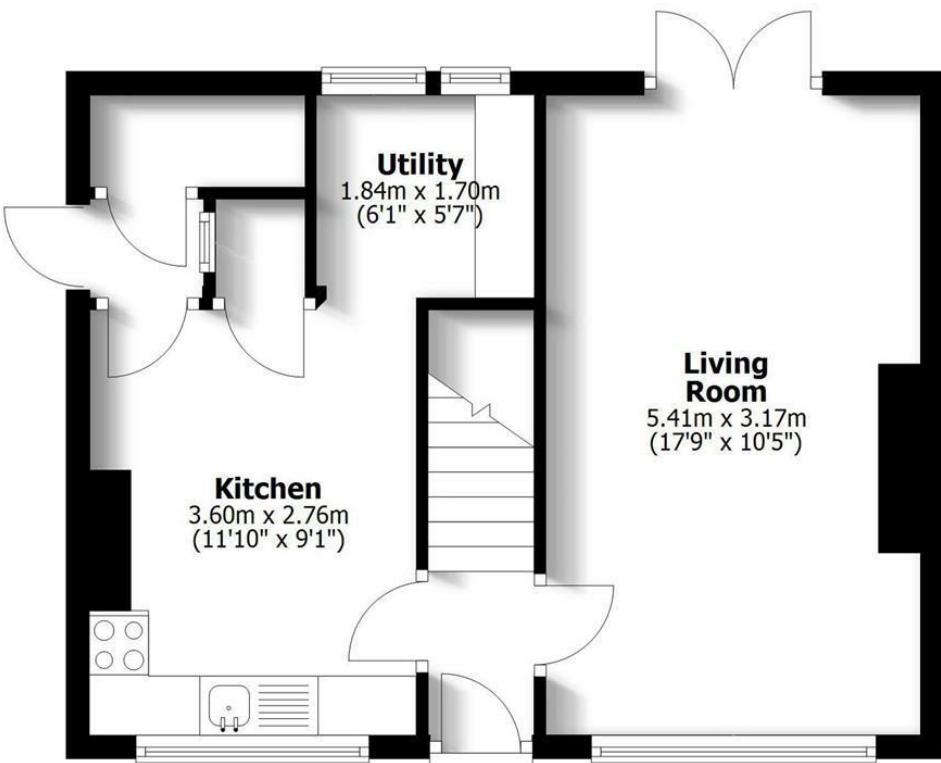
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



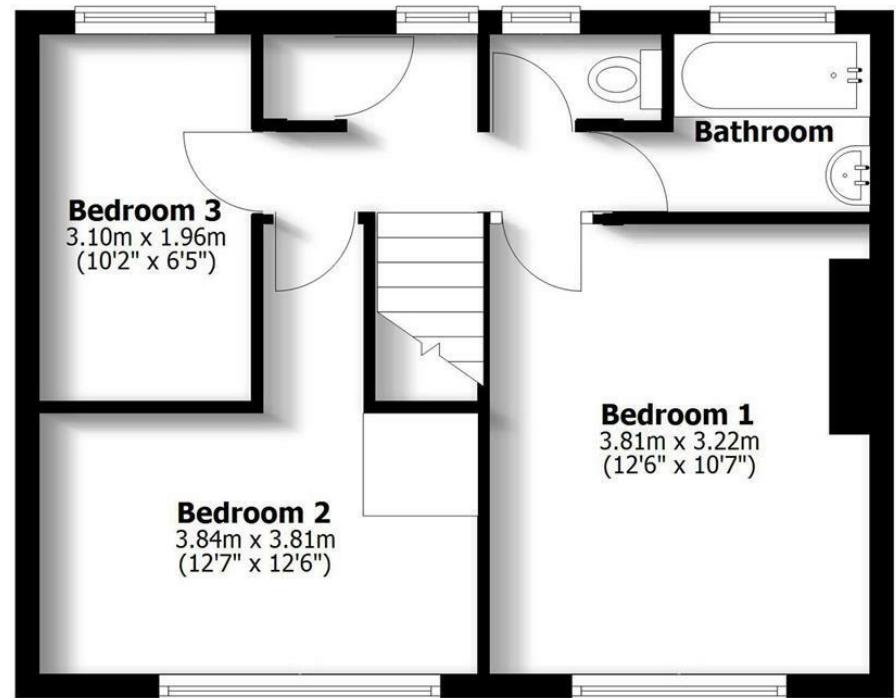
## 18 Jenks Road Wombourne

**TOTAL: 76.6sq.m. 825sq.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**

