



92 Station Road, Wombourne, Wolverhampton, WV5 9EN

BERRIMAN
EATON

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This is a detached family home which occupies a lovely sized plot with off road parking, double garage and a large garden overlooking Pickerills Hill. The internal accommodation briefly comprises entrance hall, shower room, lounge, sitting room, breakfast room and kitchen to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property would benefit from some updating and offers double glazing, central heating and no upward chain.

EPC : TO FOLLOW
WOMBOURNE OFFICE

LOCATION

Station Road is perfectly positioned for easy access to Wombourne village centre with an array of amenities and facilities to include shops, doctors, dentists, library, leisure centre and bus services giving access to towns further afield. Within walking distance are Bratch Locks and the Railway Walk. Both Westfield Community and St Benedicts Primary School are within convenient travelling distance as well as Wombourne High School. There are also two Supermarkets serving the Village.

DESCRIPTION

This is a detached family home which occupies a lovely sized plot with off road parking, double garage and a large garden overlooking Pickerills Hill. The internal accommodation briefly comprises entrance hall, shower room, lounge, sitting room, breakfast room and kitchen to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property would benefit from some updating and offers double glazing, central heating and no upward chain.

ACCOMMODATION

The PORCH has double glazed sliding door which gives access through a single glazed opaque door into the ENTRANCE HALL where the staircase rises to the first floor landing with storage cupboard beneath and has a door into the SHOWER ROOM. This has a shower cubicle, vanity wash hand basin, low level WC and a single glazed porthole window to the front elevation. The LOUNGE has a double glazed window to the front elevation, radiator and gas fire. The SITTING ROOM has a double glazed window to the rear elevation, radiator and fireplace. The BREAKFAST ROOM has a double glazed window overlooking the rear garden and a door into the KITCHEN, this is fitted with a range of wall and base units with complementary work surfaces, inset one and a half sink and drainer with mixer tap, space for a Range style oven with fitted extractor, integrated fridge and freezer, double glazed window and door to the rear garden, tiling to the walls and spotlights.

The staircase rises to the FIRST FLOOR LANDING has a porthole window and loft access. The BATHROOM has a bath with shower over and screen, pedestal wash hand basin, low level WC, fitted airing cupboard, radiator and double glazed opaque window to the rear elevation. DOUBLE BEDROOM 1 has a double glazed window to the rear elevation, wardrobes 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 tarmac DRIVEWAY suitable for parking several vehicles off road which sits behind a hedge and which gives access to a DOUBLE GARAGE which has an electronically operated elevating door and a door onto the rear garden with a double glazed window. The REAR GARDEN has a full width patio and steps which lead down to a lawned area with established trees and shrubs.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND E – 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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Bridgnorth Office

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Wombourne Office

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www.berrimaneaton.co.uk

Offers In The Region Of
£475,000

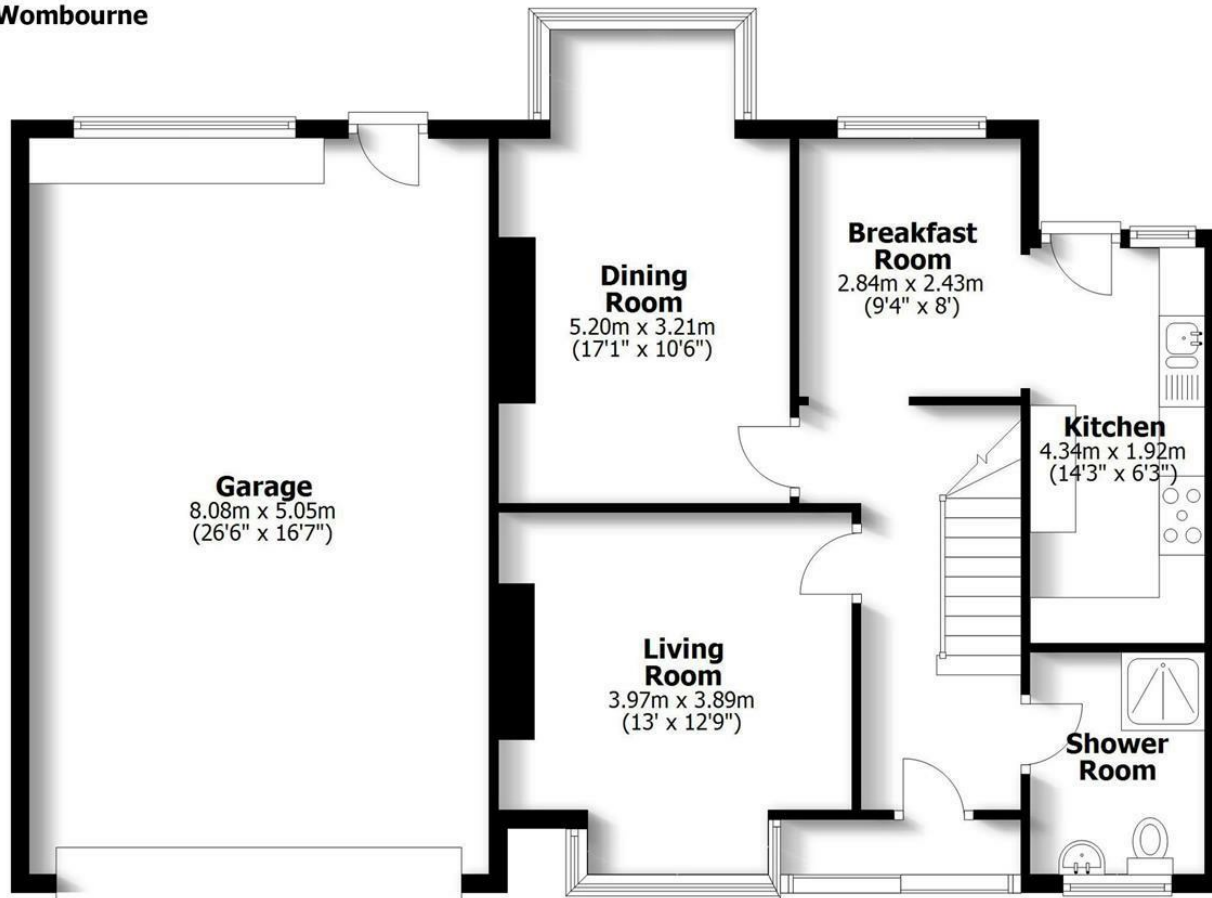
EPC:

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.

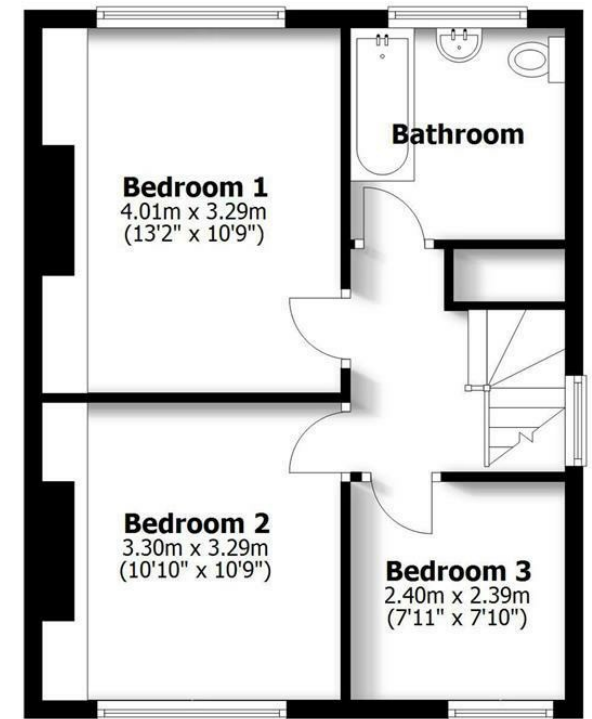


**92 Station Road
Wombourne**

HOUSE: 104.6sq.m. 1126sq.ft.
 GARAGE: 40.8sq.m. 439sq.ft.
TOTAL: 145.4sq.m. 1565sq.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

