



5b and 5 Gravel Hill, Wombourne, Wolverhampton, WV5 9HA

**BERRIMAN**  
**EATON**

# 5b and 5 Gravel Hill, Wombourne, Wolverhampton, WV5 9HA

This large family home is currently presented as two separate properties and could potentially be converted back into one dwelling. Currently the accommodation at number 5 benefits from an entrance hall, lounge, kitchen dining room, sun room, double bedroom, bathroom and steps down to a converted cellar with a courtyard garden to the rear. 5b has the benefit of a double garage and parking to the side. Internally there is a wet room and utility on the ground floor and to the first floor there is a large living room with doors onto the garage roof, a breakfast kitchen, cloakroom and two double bedrooms, one with bathing facilities. The property benefits from central heating, double glazing and no upward chain.

EPC : C  
WOMBOURNE OFFICE

## LOCATION

Enjoying a charming position on the edge of the picturesque village of Wombourne, this unique property benefits from excellent access to the Village's wide range of shops, cafe's, and everyday amenities. Regular bus routes serve the area, and the scenic Wombrook walk is close by - perfect for those who appreciate green space and gentle strolls. Two supermarkets are conveniently located along the Bridgnorth Road, ensuring all essentials are within easy reach.

## DESCRIPTION

A rare opportunity to acquire a substantial and highly versatile home currently arranged as two self-contained dwellings - ideal for multi generational living independent accommodation, or income potential. Equally, the layout lends itself to a straight forward conversion back into one impressive family residence, offering generous proportions and character features throughout.

Number 5 provides well-balanced ground floor accommodation with a converted cellar, whilst 5b offers a spacious first floor apartment with its own entrance, double garage, and parking. Together, they form a flexible property with significant scope to tailor the space to individual needs. The property benefits from central heating, double glazing and is offered with no upward chain.

## ACCOMMODATION

Number 5 has a bespoke wooden door which gives access into the ENTRANCE HALL and features a tiled floor, understairs storage cupboard, radiator, part panelled walls and a door into the LOUNGE. This has an open fireplace, double glazed sash windows with fitted shutters, radiator and French door with side windows opening into the SUNROOM. This has a polycarbonate roof, double glazed door to the rear garden with double glazed windows, tiled floor and a door into the KITCHEN/DINING ROOM which has a range of wall and base units with complementary work surfaces, inset double drainer and sink with mixer tap, wall mounted central heating boiler, spaces for appliances including washing machine, dishwasher, oven and hob. There is a tiled floor, double glazed window to the rear elevation, spotlights and door into the BATHROOM. This is fitted with a white suite which comprises bath with mixer tap, freestanding shower cubicle, pedestal wash hand basin with mixer tap, spotlights, radiator, double glazed opaque window to the rear elevation, heated ladder towel rail and underfloor heating. From the kitchen there is a staircase which descends to the CELLAR which has been converted into a habitable room and has a double glazed window to the front elevation and radiator. From the entrance hall there is a DOUBLE BEDROOM with double glazed sash windows with fitted shutters to the front elevation, fireplace and radiator.

5B is accessed through the double gates that are situated at the side of the end cottage. There is a DOUBLE GARAGE with two double opening doors, power and lighting and a fire door into the ENTRANCE HALL this has a composite door, staircase rising to the first floor, wall mounted central heating boiler and door into the UTILITY, which has a fitted worksurface with inset sink and water heater, plumbing and space for a washing machine and tumble dryer; fitted shelving above and a tiled floor. The SHOWER ROOM has a walk in shower with multi heads, vanity wash hand basin with mixer tap and which incorporated the low level WC, radiator, underfloor heating and a double glazed opaque window to the rear elevation. The staircase has wooden balustrades and rises to the FIRST FLOOR which opens into the LOUNGE and which has double glazed windows to the rear elevation and a double glazed sliding patio door onto the garage roof. There is wooden flooring, fitted shelving and a fireplace. The KITCHEN/BREAKFAST ROOM has a range of wall and base units with complementary work surfaces, inset double sink with mixer tap, integrated double open with hob and extractor, integrated fridge, dishwasher and wine cooler. There are two double glazed windows to the rear elevation, a double glazed skylight and a breakfast bar. There is a CLOAKROOM with a low level WC, wash hand basin and mixer tap, double glazed opaque window to the rear elevation and part tiled walls. The PRINCIPAL BEDROOM has a range of fitted wardrobes, cast iron fireplace, double glazed sash window to the front and rear elevation and a roll edge bath with mixer tap. DOUBLE BEDROOM 2 has a radiator and a double glazed window to the front elevation.

## OUTSIDE

There are double gates which gives access to a communal area and which leads to a gravelled area and a tarmac driveway which gives access to the garages and to the left hand side of the property there is a block paved DRIVEWAY suitable for parking several vehicles; adjacent to the flower bed.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND A (5 & 5B) – 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

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@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  
£525,000

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.



**5b & 5 Gravel Hill**  
Wombourne

HOUSE: 172.5sq.m. 1857sq.ft.  
 GARAGE: 28.5sq.m. 307sq.ft.  
**TOTAL: 201sq.m. 2164sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



