



87 Common Road, Wombourne, Wolverhampton, WV5 0LW

BERRIMAN
EATON

87 Common Road, Wombourne, Wolverhampton, WV5 0LW

This is a semi detached property with a gated driveway, private rear garden and which would benefit from some updating. The internal accommodation briefly comprises porch, entrance hall, living room and dining kitchen to the ground floor. To the first floor there are two bedrooms and a family bathroom. The property benefits from central heating, double glazing and no upward chain.

EPC : D
WOMBOURNE OFFICE

LOCATION

Common Road is one of the main roads leading into the popular village of Wombourne. There are local shops available at Blakeley Heath together with Sainsburys and Lidl supermarkets 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. 87 Common Road can be found along "old Common Road", which leads to the dis-used railway line walking path which gives access to the picturesque Wombrook and Himley Woods.

DESCRIPTION

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ACCOMMODATION

The PORCH has a double glazed door and side panels and gives access through a wooden door into the ENTRANCE HALL which has the staircase rising to the first floor landing. The LIVING ROOM has a double glazed window to the front elevation, log burner and radiator. The DINING AREA has double glazed French doors onto the rear garden, understairs storage, wiring for wall lights, log burner recessed into the fireplace and radiator. The KITCHEN AREA is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit with mixer tap, integrated oven with gas hob and pull out extractor. There is place for a fridge freezer and plumbing for a washing machine as well as a double glazed window to the side elevation, strip lighting and tiled splashback.

The staircase rises to the FIRST FLOOR LANDING which gives access to DOUBLE BEDROOM 1 which has a double glazed window to the front elevation, decorative fireplace with surround and radiator. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation, storage cupboard, decorative fireplace and radiator. The BATHROOM is fitted with a white suite which comprises bath with electric shower over, low level WC, pedestal wash hand basin, part tiling to the walls, double glazed opaque window to the rear elevation and radiator.

OUTSIDE

The properties lies behind a shaped hedge with access onto the tarmac and block paved DRIVEWAY with planted borders and a gated along the side which gives access to the REAR GARDEN which is generously proportioned with a block paved patio, lawn area, well stocked planted borders, hard standing for two sheds, woodstore and fencing to the boundary

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND D – 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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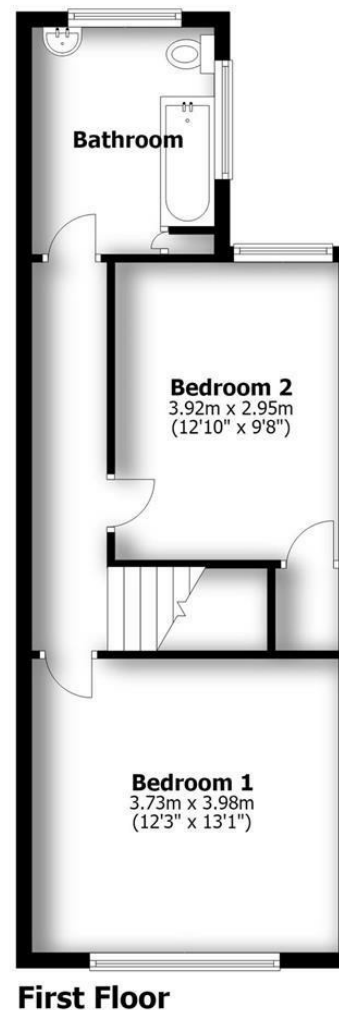
Offers In The Region Of
£225,000

EPC: D

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.



87 Common Road Wombourne



TOTAL: 88.9sq.m. 957sq.ft.

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

