



111 Rookery Road, Wombourne, Wolverhampton, South Staffordshire, WV5 0JG

BERRIMAN
EATON

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This is a modern detached family home which is presented to an excellent standard and has the benefit of off road parking, double garage and tiered rear garden backing on to the Wombrook. The internal accommodation briefly comprises entrance hall, downstairs cloakroom/wc, living room, conservatory, dining kitchen and separate utility to the ground floor. To the first floor there is the principal bedroom with en-suite, three further bedrooms and a family bathroom. The property benefits from central heating and double glazing.

EPC : C
WOMBOURNE OFFICE

LOCATION

Rookery Road is a most sought after location which is only a short walking distance away from Wombourne village centre with amenities to include shops, doctors, dentists, library and bus services to Wolverhampton, Dudley and Stourbridge. Secondary and primary schooling is also available in Wombourne. There are a choice of Primary Schools, all within reasonable distance as well as Wombourne High being close by. The property is also ideally situated for access to the Wombrook which provides glorious walks and leads onto the railway line and Canal.

DESCRIPTION

This is a modern detached family home which is presented to an excellent standard and has the benefit of off road parking, double garage and tiered rear garden backing on to the Wombrook. The internal accommodation briefly comprises entrance hall, downstairs cloakroom/wc, living room, conservatory, dining kitchen and separate utility to the ground floor. To the first floor there is the principal bedroom with en-suite, three further bedrooms and a family bathroom. The property benefits from central heating and double glazing.

ACCOMMODATION

The ENTRANCE HALL is accessed through a composite door with opaque panel to the side, the staircase rises to first floor landing and there is a radiator. The CLOAKROOM has a low level WC, wash hand basin with mixer tap, double glazed opaque window to the side elevation and radiator. The KITCHEN is fitted with a high quality range of wall and base units with complementary Quartz work surfaces, insert one and a half bowl and drainer with mixer tap. There are a range of appliances including double oven, microwave, ceramic hob with fitted extractor, dishwasher and space for a wine cooler. There is a separate breakfast bar, spotlights, tiled floor, radiator, two double glazed windows to the rear elevation and door into the UTILITY, this has matching wall and base units with fitted worksurfaces, inset wash hand basin and mixer tap, plumbing and space for washing machine, tumble dryer and American style fridge freezer. There is a UPVC door with side window giving access to the rear garden, tiled floor and radiator. The LIVING ROOM has a double glazed window to the front elevation, wood burner, two radiators and double glazed bi folding doors onto the CONSERVATORY. This is brick and double glazed construction with a glass ceiling and French doors giving access to the garden. There are spotlights, tiled floor and underfloor heating.

The staircase rises to the FIRST FLOOR LANDING which has wooden balustrades, loft access and storage cupboard. The FAMILY BATHROOM is fitted with a white suite which comprises bath with shower over, vanity wash hand basin with mixer tap, low level WC, airing cupboard which houses the hot water cylinder and has fitted shelving, double glazed opaque window to the front elevation, part tiling to the walls and radiator. The PRINCIPAL BEDROOM has double glazed window to the rear elevation, part panelling to the walls, radiator and door into the EN-SUITE. This has a walk in shower cubicle, vanity wash hand basin with mixer tap, low level WC, heated ladder towel rail and double glazed window to the side elevation. BEDROOM 2 has a double glazed window to the rear elevation and radiator. BEDROOM 3 has a double glazed bay window to the front elevation and radiator. BEDROOM 4 has a double glazed window to the rear elevation and radiator.

OUTSIDE

To the front of the property there is a DRIVEWAY affording off road parking with block paving in a herringbone style with a small gravelled planting border. The DOUBLE GARAGE has an elevating door, double glazed opaque window to the front elevation and UPVC door into the rear garden. The REAR GARDEN has a paved patio area with a timber covered bar area, decking and steps leading down to several landscaped areas with lawn and kids play area and an enclosed fence to the borders.

TENURE WE UNDERSTAND THAT THE PROPERTY IS FREEHOLD
SERVICES We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND E – South Staffordshire DC
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Wombourne office.

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Offers In The Region Of
£450,000

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.



111 Rookery Road Wombourne



HOUSE: 113.0sq.m. 1217sq.ft.
 GARAGE: 22.4sq.m. 241sq.ft.
TOTAL: 135.4sq.m. 1458sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE

