



4 Bankside, Wombourne, Wolverhampton, WV5 8BE

BERRIMAN
EATON

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This is a well positioned mid terraced property, ideal for downsizers or first time buyers with off road parking and a private rear garden. The internal accommodation briefly comprises entrance hall, kitchen and lounge to the ground floor. To the first floor there are two double bedrooms and a bathroom. The property is in need of some updating but benefits from central heating, double glazing and no upward chain.

EPC : TO FOLLOW
WOMBOURNE OFFICE

LOCATION

Bankside is located in a popular area of Wombourne village with easy access to the canal for walking enthusiasts. Local amenities can be found in the village centre itself including shops, doctors and dental surgeries, reputable schooling for all age groups with Wombourne High and Westfield Community Primary School being within walking distance, a leisure centre and a library. Furthermore, there are two supermarkets nearby on the Bridgnorth Road. Public transport facilities give convenient access to towns and shopping centres further afield.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL is accessed through a wooden door with a staircase which rises to the first floor landing. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, with inset single drainer sink unit with mixer tap, integrated oven with gas hob and fitted extractor, space for fridge/freezer, wall mounted central heating boiler and a double glazed window to the front elevation. The LOUNGE has a radiator and a double glazed sliding patio door into the CONSERVATORY which is brick and double glazed construction with a polycarbonate roof, tiled floor and French doors onto the rear garden

The staircase rises to the FIRST FLOOR LANDING which gives access to the BATHROOM which has a bath with shower over, low level WC, pedestal wash hand basin, part tiling to the walls and a radiator. DOUBLE BEDROOM 1 has a double glazed window to the rear elevation and radiator. DOUBLE BEDROOM 2 has a double glazed window to the front elevation and radiator.

OUTSIDE

To the front of the property there is a tarmac DRIVEWAY giving off road parking for two vehicles with a courtyard garden with shrubs and plants. The REAR GARDEN has a patio with a paved path leading to a pedestrian gate which gives access to the front. There is a lawned area and a fence to the 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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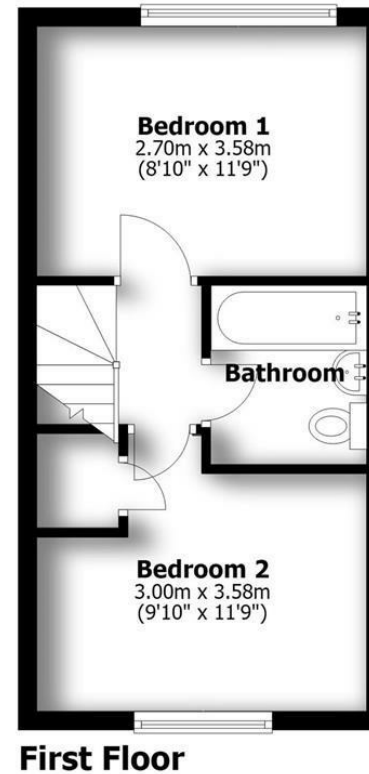
Offers In The Region Of
£230,000

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.



4 Bankside Wombourne



TOTAL: 59.2sq.m. 638sq.ft.

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

