20 Dean Road, Wombourne, Wolverhampton, WV5 0AG

BERRIMAN
EATON

20 Dean Road, Wombourne, Wolverhampton, WV5 0AG

This is an extremely well presented mid terraced property at the end of a private road with enclosed gardens to the front and rear. The internal accommodation briefly comprises porch, lounge, fitted kitchen, utility, rear lobby and downstairs cloakroom to the ground floor and three bedrooms and a bathroom to the first floor. The property benefits from central heating, double glazing and no upward chain.

EPC : C
WOMBOURNE OFFICE

LOCATION

This well presented property occupies a pleasant location on the outskirts of Wombourne village being situated just off the B4176 Bridgnorth Road via Bridgnorth Avenue with easy access to the Sainsburys and Lidl supermarkets on Bridgnorth Road. The property is within convenient travelling distance of Wolverhampton, Dudley and Stourbridge and the area is well served with a variety of reputable schools, with Blakeley Heath Primary School being close by with regular bus services available nearby on Common Road and Bridgnorth Road.

DESCRIPTION

This is an extremely well presented mid terraced property at the end of a private road with enclosed gardens to the front and rear. The internal accommodation briefly comprises porch, lounge, fitted kitchen, utility, rear lobby and downstairs cloakroom to the ground floor and three bedrooms and a bathroom to the first floor. The property benefits from central heating, double glazing and no upward chain.

ACCOMMODATION

The PORCH has a UPVC double glazed door with a wooden door giving access into the ENTRANCE HALL which has the staircase rising to the first floor landing, radiator and door into the LOUNGE. This has double glazed windows to the front and rear elevations, gas fire and surround and door into the REAR LOBBY. This has fitted storage cupboard which houses the wall mounted central heating boiler, understairs storage cupboard, UPVC double glazed opaque door to the garden, radiator and door into the UTILITY. This has a fitted work surface with plumbing and space for a washing machine, tumble dryer and a door into the CLOAKROOM. This has a vanity wash hand basin with mixer tap, low level WC, double glazed opaque window to the rear elevation and radiator. 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. There are integrated appliances including oven, microwave, dishwasher, ceramic hob, extractor, fridge and freezer. There is a double glazed window to the front elevation, a UPVC double glazed door and a radiator.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed window to the rear elevation and door into the BATHROOM which is fitted with a white suite which comprises bath with shower over, pedestal wash hand basin with mixer tap, low level WC, heated ladder towel rail, double glazed opaque window to the rear elevation and part tiling to the walls. DOUBLE BEDROOM 1 has double glazed window to the front elevation, fitted wardrobes and radiator. DOUBLE BEDROOM 2 has a double glazed window to the front elevation and radiator. BEDROOM 3 has a double glazed opaque window to the rear elevation and radiator.

OUTSIDE

The property is located at the end of Dean Road along the pedestrian footpath to the right hand side of the garages. There is a metal gate which gives access to a path which leads to the front door with lawn either side and planted borders. The REAR GARDEN has a large lawned area with enclosed fence and a pedestrian rear gated for access to the front for bins. There is informal use of the car park for off road parking on a first come first served basis.

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

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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01902 747744
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Bridgnorth Office
01746 766499
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Lettings Office
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Wombourne Office
01902 326366
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www.berrimaneaton.co.uk

Offers In The Region Of £210,000

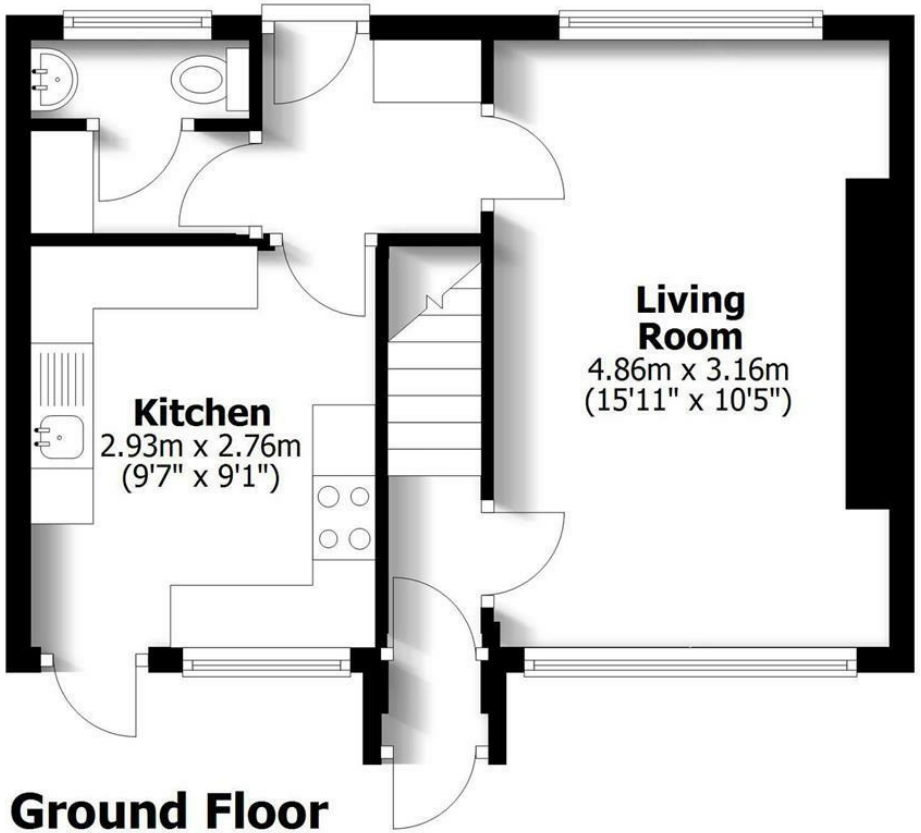
EPC: C

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.

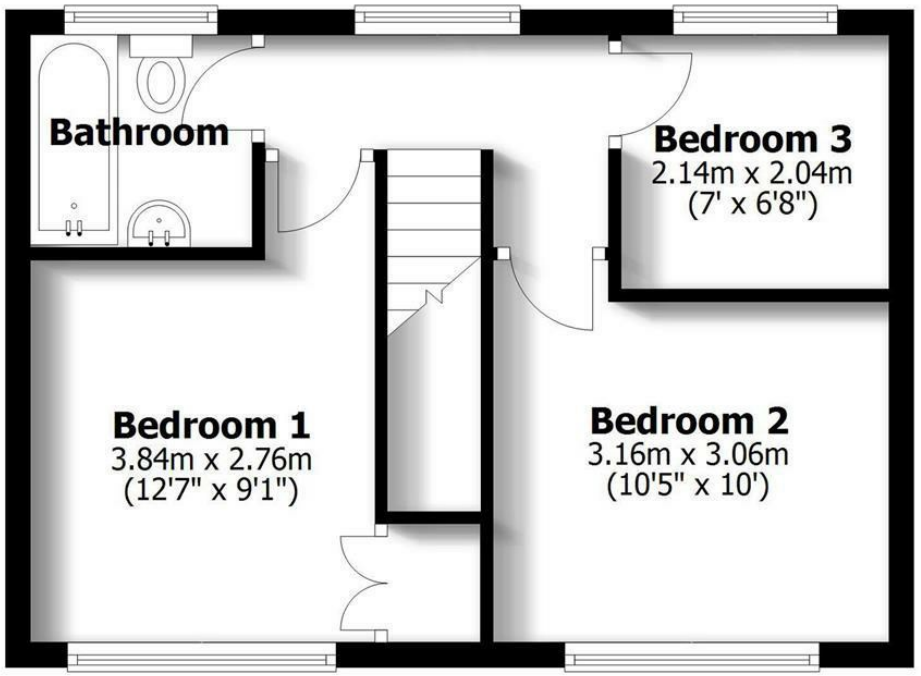
20 Dean Road
Wombourne

TOTAL: 66.5sq.m. 716sq.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