



97 Common Road, Wombourne, Wolverhampton, South Staffordshire, WV5 0LW

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A three-bedroom semi-detached house offering well proportioned accommodation over two storeys standing in a convenient situation near to the fashionable village of Wombourne (EPC: C). WOMBOURNE OFFICE.

LOCATION

Common Road is one of the main roads through to Wombourne Village. It is well served by regular buses that run to Wolverhampton, Dudley, Stourbridge and neighbouring areas. Blakeley Heath School is within a reasonable walking distance as too is Wombourne High School. There is a selection of shops at Blakeley with a wide array of amenities to be found in the Village and Sainsbury's also nearby. The Railway Walk is a delightful place for dog walkers and nature enthusiasts alike and also gives access to the scenic views of the Wom Brook and Canal structure.

DESCRIPTION

97 Common Road is a well proportioned semi-detached house with driveway parking for four vehicles, a single garage with storage area to the rear, an enclosed rear garden and a block-built outbuilding with the potential to create a fine office space or playroom to the rear. The internal accommodation comprises hallway, through living room incorporating both lounge and dining areas, kitchen, three bedrooms, shower room and separate WC. The property benefits from double glazed windows and gas-fired central heating and has been priced for a quick sale.

ACCOMMODATION

A PORCH with tiled roof, double glazed double doors and windows and quarry tiled floor leads through the original glazed front door into the ENTRANCE HALLWAY with vinyl floor, understairs storage cupboard, two meter cupboards, staircase rising to the first floor landing and double glazed window to the front elevation. The through LIVING ROOM incorporates both lounge and dining areas with double glazed bay window to the front elevation and double glazed French doors and windows to the rear, two chimneybreasts, one with fireplace surround and hearth housing a coal-effect electric fire. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, single drainer sink unit, spaces for a cooker, washing machine and upright fridge freezer, double glazed window to

the rear elevation, understairs pantry with shelving and a door into the garage.

The turned staircase rises to the first floor LANDING with loft access and two double glazed opaque windows to the front and side elevations. The HOUSE SHOWER ROOM is fitted with a white suite comprising walk-in shower cubicle with gas-powered shower, pedestal wash hand basin, airing cupboard housing the wall-mounted Ideal combination boiler, vinyl flooring and double glazed opaque window to the side elevation. There is a SEPARATE WC with a double glazed opaque window to the side elevation. BEDROOM 1 has a double glazed bay window to the front elevation, BEDROOM 2 has a double glazed window to the rear elevation and BEDROOM 3 has a double glazed window overlooking the rear garden.

OUTSIDE

The property is approached over a wide, gravelled driveway affording off-street parking for up to four cars and giving access to the SINGLE GARAGE which has double doors to the front, two side windows, skylight, door into the kitchen, and a large storage area to the rear with window and door leading out to the rear garden.

There is an enclosed REAR GARDEN with fencing to the boundary, small lawn and a part-built breeze-block outbuilding with the potential to be used as a HOME OFFICE OR PLAYROOM with window space and door space, brickwork fireplace suitable for a log-burner, fibreglass roof and concrete floor.

SERVICES

We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND C - South Staffordshire DC.
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Wombourne office.

**13/15 High Street
Tettenhall
Wolverhampton
WV6 8QS
01902 747744**

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**22/23 Whitburn Street
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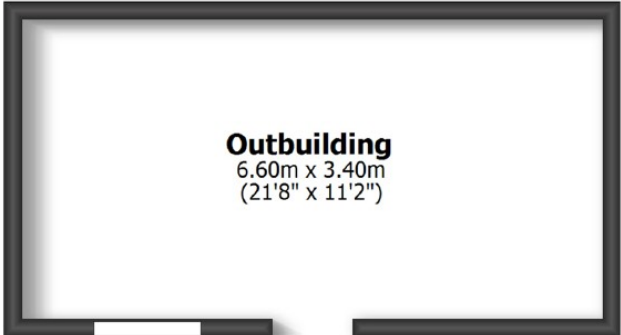
Offers around
£232,500

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.



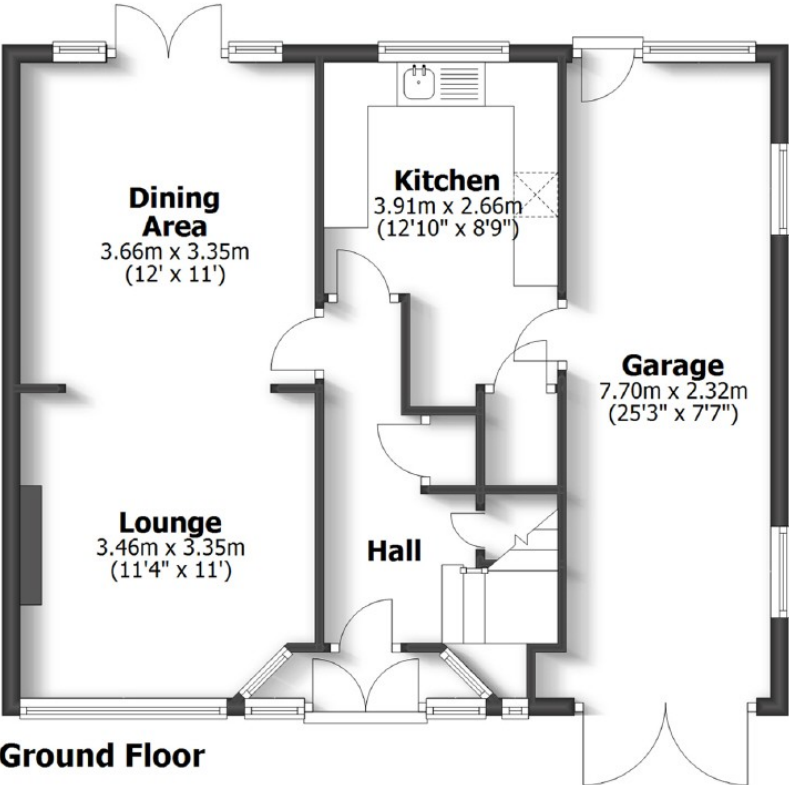
97 COMMON ROAD **WOMBOURNE**



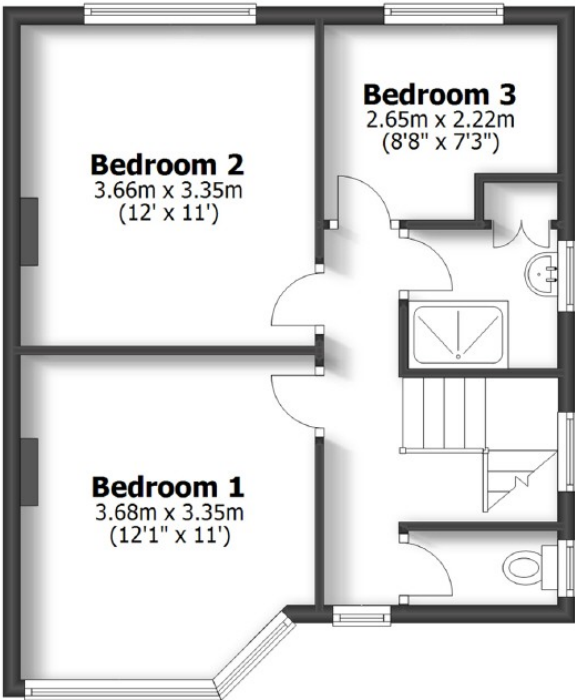
Outbuilding
6.60m x 3.40m
(21'8" x 11'2")

HOUSE:	86.4sq.m.	930sq.ft.
GARAGE:	17.6sq.m.	189sq.ft.
OUTBUILDING:	22.5sq.m.	242sq.ft.
TOTAL:	126.5sq.m.	1361sq.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

