



73 Common Road, Wombourne, Wolverhampton, South Staffordshire, WV5 0HH



# 73 Common Road, Wombourne, Wolverhampton, South Staffordshire, WV5 0HH

A traditional three-bedroom semi-detached house offering well proportioned and tastefully enhanced accommodation standing in a popular and convenient situation  
(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

73 Common Road is a traditionally appointed three bedroom semi-detached property which has been tastefully enhanced during the current owner's tenure with re-fitted kitchen and bathroom suites of quality. There is a spacious driveway affording off road parking for several vehicles and a private rear garden. The internal accommodation briefly comprises large lounge, modern kitchen/dining room with high-gloss units and wood laminate flooring, three bedrooms to the first floor and a re-fitted bathroom with a modern white suite. There is a single glazed verandah adjacent to the kitchen which is in need of updating or replacement. The property benefits from central heating and double glazing.

## ACCOMMODATION

An OPEN TIMBER PORCH with white rendering and single glazed windows, and UPVC door giving access to the small HALLWAY with staircase rising to the first floor landing. The THROUGH LOUNGE has a double glazed bay window to the front elevation and sliding patio doors to the rear, dado rail and wooden fireplace surround with marble effect hearth and mantle housing a coal effect gas fire. The DINING KITCHEN has been re-fitted with a high quality range of wall and base units with centralised extractor hood over a four-ring ceramic hob, inset Neff oven, 1½ bowl sink and drainer with decorative mixer tap, integrated fridge and

freezer, plumbing for a dishwasher, understairs storage cupboard, double glazed bay window to the front elevation, double glazed window to the rear elevation and double glazed door with glazed toplight. There is a single glazed LEAN-TO VERANDAH which is in need of refurbishment with polycarbonate roof, but which affords a useful utility / storage area with plumbing for a washing machine and space for a tumble dryer and additional fridge and tiled floor.

The staircase rises to the first floor LANDING with double glazed window to the rear elevation and storage cupboard housing the Worcester Bosch wall mounted central heating boiler. The BATHROOM has been re-fitted to a high standard with two double glazed opaque windows, white suite comprising bath with shower over, low level wc, vanity wash hand basin, part-tiled walls, fitted extractor and decorative heated ladder towel rail. The PRINCIPAL BEDROOM is a good size and has double glazed window to the front elevation. BEDROOM 2 has the recess over the stairwell and double glazed window to the front elevation. BEDROOM 3 is currently being used as a home office and can accommodate a single bed and has double glazed windows to the rear elevation.

## OUTSIDE

The property stands behind a brick wall with planted border, gravelled parking area and tarmac drive affording ample off-street parking for several vehicles.

There is side gated access into the REAR GARDEN with a full width patio and further slabbed patio, hardstanding for a shed, lawn and established conifer trees and fencing to the boundary.

## 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.

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

tettenhall@berrimaneaton.co.uk

**22/23 Whitburn Street  
Bridgnorth  
Shropshire  
WV16 4QN  
01746 766499**

bridgnorth@berrimaneaton.co.uk

**High Street  
Wombourne  
Wolverhampton  
WV5 9DP  
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wombourne@berrimaneaton.co.uk

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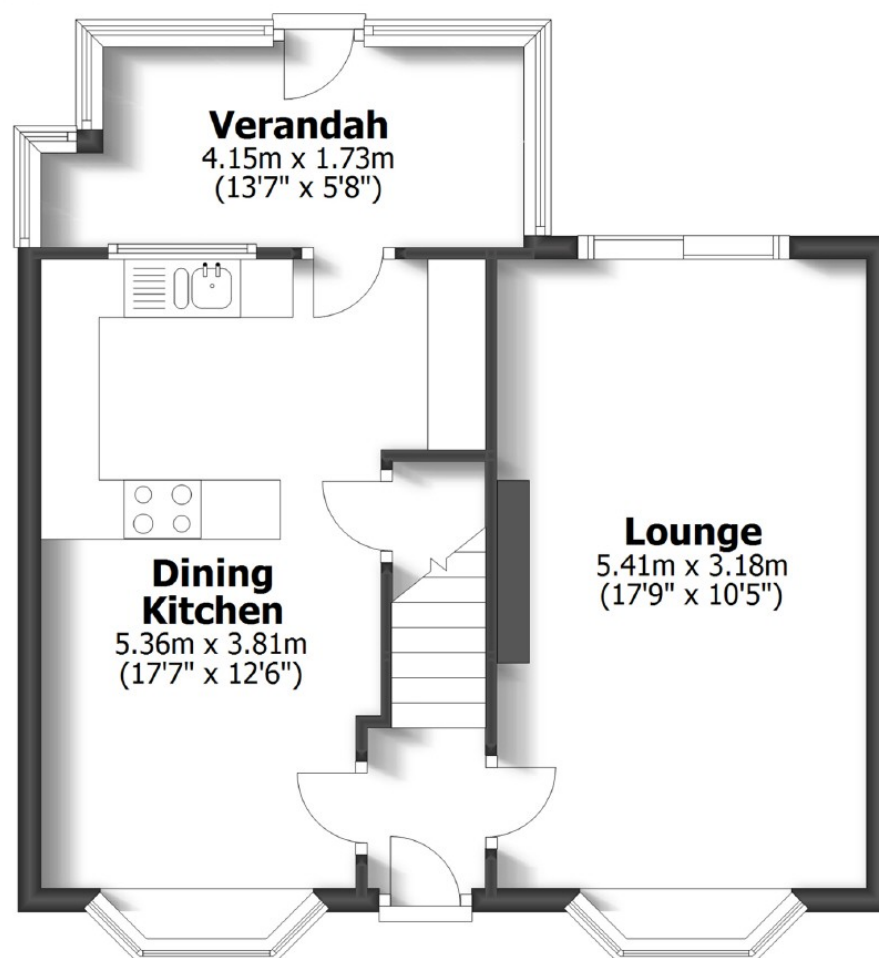
EPC: C

**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.

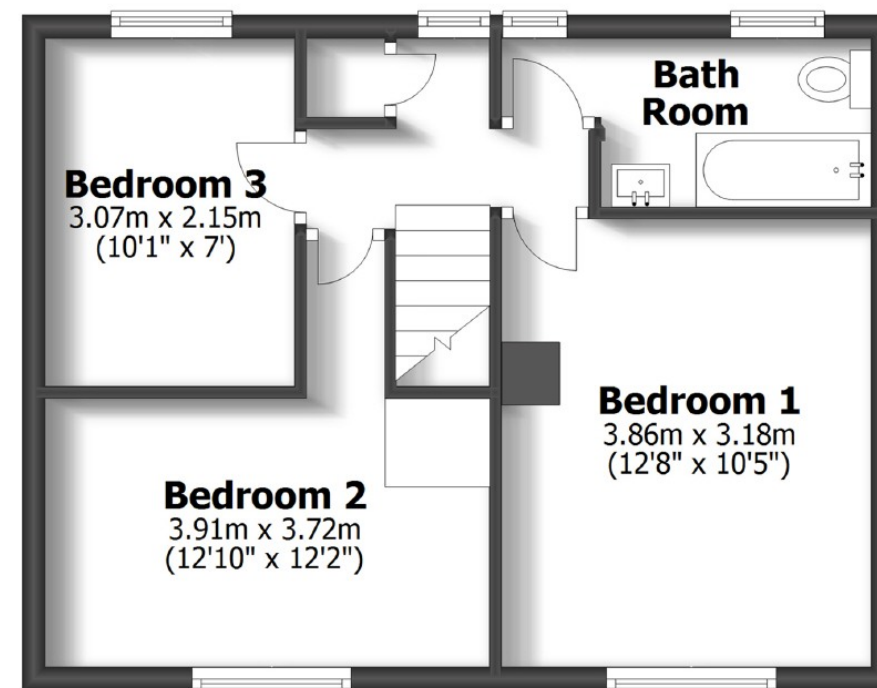


## 73 COMMON ROAD WOMBOURNE

**TOTAL: 84.2sq.m. 907sq.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**



