



98 Station Road, Wombourne, Wolverhampton, South Staffordshire, WV5 9EN





## 98 Station Road, Wombourne, Wolverhampton, South Staffordshire, WV5 9EN

A detached bungalow occupying a generous plot offering flexible accommodation and standing in a very desirable location within easy reach of the fashionable village of Wombourne  
(EPC: E). WOMBOURNE OFFICE.

### LOCATION

Station Road is set in an ideal location for easy access to Wombourne village centre with its wide array of amenities and facilities to include shops, doctors, dentists, library, leisure centre and bus services giving access to towns further afield. Within walking distance are Bratch Locks and Kingswinford Railway Walk. Furthermore, the area is well served by schooling of high repute for all age groups.

### DESCRIPTION

98 Station Road is a detached bungalow occupying a generous plot in a very desirable location. There is a well manicured lawn to the front and ample off road parking, gated access to the rear where there is a detached tandem garage and mature, well stocked rear garden with view over Ladywell Wood. The internal accommodation comprises spacious Lounge, generous dining kitchen, bathroom, two double bedrooms (one of which is being used as a dining room) and a ladder into the loft room which has an occasional room and a separate shower room. The property benefits from central heating and double glazing.

### ACCOMMODATION

The enclosed PORCH has double glazed leaded door and side windows with parquet-effect tiled floor. The ENTRANCE HALL is accessed through a wooden front door with opaque and leaded stained glass and matching side and top windows. The LOUNGE has a double glazed leaded walk-in bay window to the front elevation with curved radiator and stone fireplace with space for an electric fire. There is a DINING ROOM / BEDROOM 2 with double glazed sliding patio doors to the rear garden, storage cupboards and alcove with pull-down ladder giving access to the LOFT ROOM with double glazed skylight and storage into eaves. The SHOWER ROOM has a walk-in cubicle, vanity wash hand basin, extra eaves storage, part-tiled walls and extractor. There is an OCCASIONAL ROOM with a double glazed skylight, fitted wardrobes and eaves storage.

The KITCHEN is fitted with a high-quality range of wall and base units with complementary work surfaces, inset stainless steel 1½ bowl sink and drainer with mixer tap, spaces for a washing machine and tumble dryer, fridge and dishwasher, integrated Stoves double oven and microwave, four-ring gas hob with fitted extractor over, beamed ceiling, tiled floor and part-tiled walls, double glazed door to the rear garden and double glazed leaded window.

The DOUBLE BEDROOM has a double glazed leaded walk-in bay window to the front elevation and curved radiator, and fitted bedroom furniture including wardrobes, drawers and dressing table. The BATHROOM is fitted with a coloured suite comprising bath, vanity wash hand basin, low-level wc, double glazed leaded opaque window to the side elevation, storage cupboard with louvre doors housing the wall-mounted central heating boiler, and tiled walls.

### OUTSIDE

The property occupies a generous plot with large block-paved driveway, lawn to the front and hedge to the boundary, established and well-planted borders. Wrought iron ornate double gates lead to the GARAGE with elevating door, double glazed door to the side elevation, and two single glazed windows.

The REAR GARDEN has a wraparound patio, dwarf wall and steps leading down to a well maintained lawn with well-stocked and planted borders with hedging to the boundary, hardstanding for a greenhouse, wooden pergola, raised sun terrace with gates behind the garage affording parking for another vehicle and vegetable patch.

### 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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Wolverhampton  
WV6 8QS  
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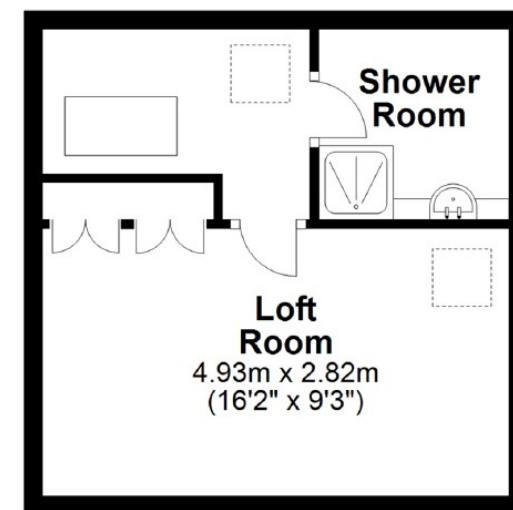
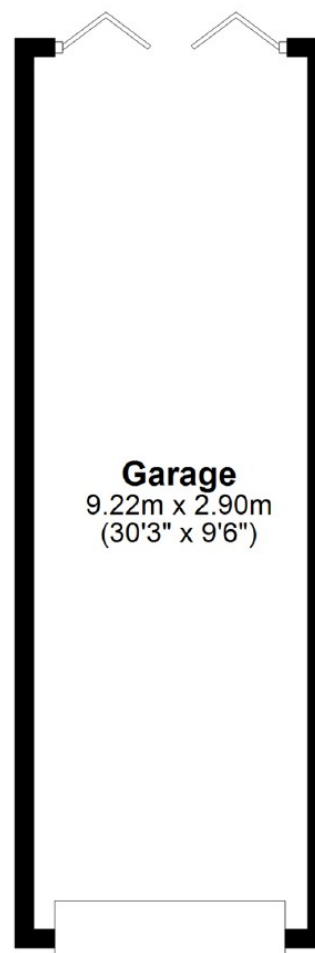
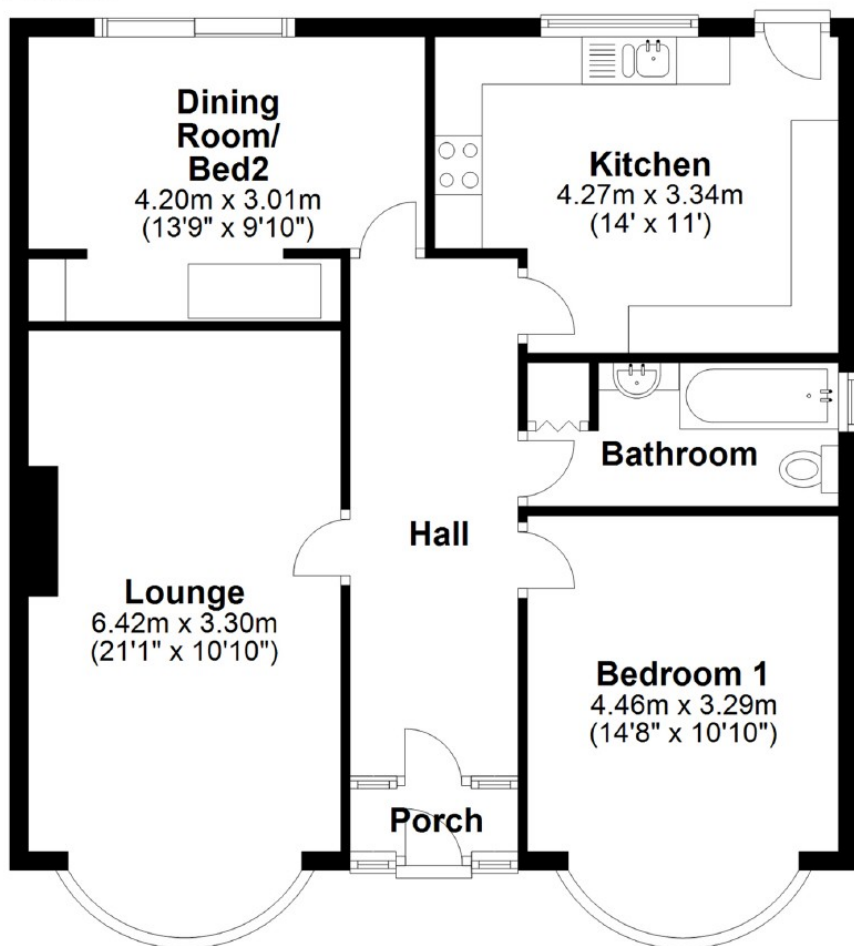
EPC: E

**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.



**98 STATION ROAD  
WOMBOURNE**

HOUSE: 74.8sq.m. 805sq.ft.  
 LOFT: 24.3sq.m. 261sq.ft.  
 GARAGE: 26.7sq.m. 287sq.ft.  
**TOTAL: 125.8sq.m. 1353sq.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**

**Loft**



