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43 Rookery Road  
Wombourne



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## 43 Rookery Road, Wombourne, Wolverhampton, WV5 0JH

A fantastic opportunity to acquire a traditional 3 Bedroom Sem-Detached family home, close to the centre of Wombourne village and retaining some original features. The property offers huge scope for somebody looking to modify and personalise to their own taste, or possibly extend, subject to planning permission. Being situated in a quite, sought after address just moments from a wealth of amenities in Wombourne village, yet is tucked away in a pleasant position that backs onto a meandering brook. Internally the property offers spacious accommodation with a fully open-plan ground floor living, 3 generous Bedrooms to the first floor and a contemporary wet room. With recently upgraded gas central heating, double glazing throughout and ample off road parking, this makes an ideal first home that you can make your own!

Accommodation is over two floors and briefly comprises; Porch, Reception Hallway, open-plan Lounge/Dining room with gas fire and dedicated Kitchen area, Landing, 3 good size Bedrooms, Wet room and private rear Garden.

AN IDEAL PROPERTY FOR FIRST TIME BUYERS AND THOSE LOOKING TO MAKE A HOME THEIR OWN! INTERNAL INSPECTION ADVISED TO APPRECIATE QUIET ADDRESS.



On approach, you are greeted by a tarmac driveway which has a decorative gravelled area to the side that is set beyond fencing. On entrance, there are sliding doors that lead into the Porch and the further original stained glass door leads through to the inviting Reception Hallway. The Hallway has stairs to the first floor Landing, a useful under-stairs storage cupboard that houses the 'Worcester Bosch' gas central heating boiler and there is a door to;

The open-plan Living/Dining/Kitchen has a feature bay window and a gas fire in the Living area. The Kitchen area is fitted with a range of units with worktops that incorporate an inset sink and drainer. There is space for a cooker, fridge/freezer and washing machine. Further to this, a door leads from the Kitchen area out to the rear Garden.

To the first floor, the Landing has doors to;

There are three generous Bedrooms. of which Bedroom two benefits from useful loft hatch access. The Wet-Room is fitted with a suite comprising; wc, pedestal basin and electric shower over the dedicated shower area.

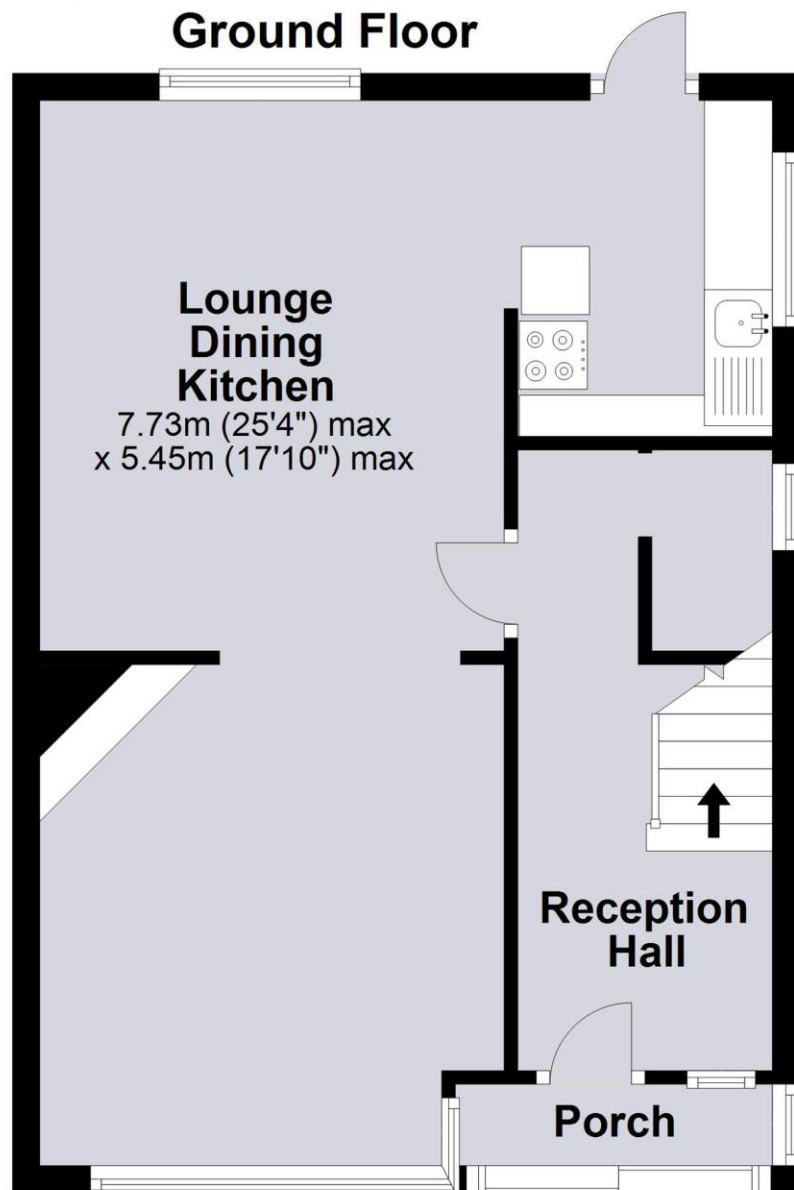
Externally, the property has a private and mature North-West facing Garden. There is a paved patio area with shallow steps that lead to a lawned area. Further steps lead down to a further lawned area which backs onto the brook. Within the Garden, there is a large shed that could be utilised as a Garage for a small vehicle. Further to this, there is an outside tap and useful side access that leads to the front driveway.



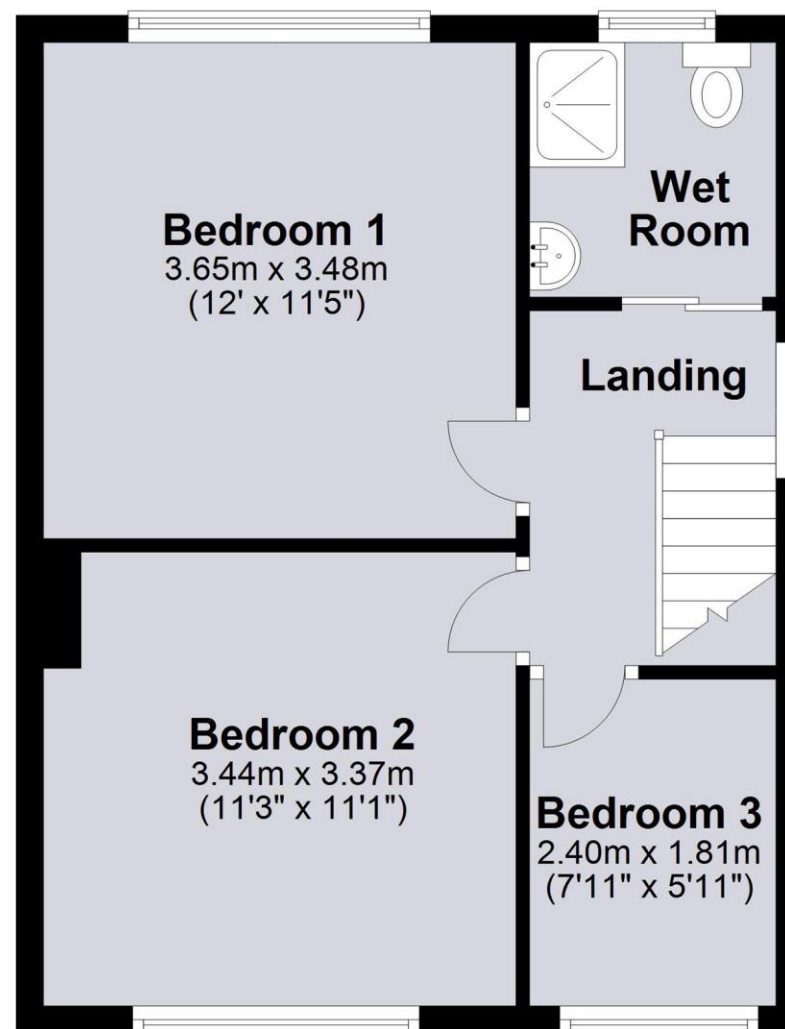




## Ground Floor

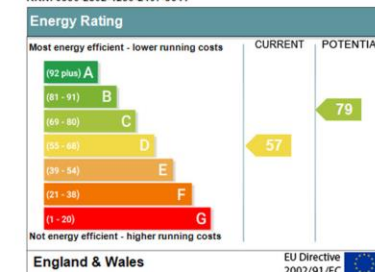


## First Floor



Approximate Gross Internal Floor Area:  
Ground Floor: 42sq m, 452sq ft  
First Floor: 38sq m, 409sq ft

Address: 43 Rookery Road, Wombourne, WOLVERHAMPTON, WV5 0JH  
RRN: 0330-2802-4250-2407-5641





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**Important:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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