



120 Amos Lane, Wednesfield, Wolverhampton, WV11 1LE

BERRIMAN  
EATON

# 120 Amos Lane, Wednesfield, Wolverhampton, WV11 1LE

A recently refurbished detached family home standing in a sought after location with a large, southwest facing rear garden. This is the first time that the property has been offered for sale in ninety years.

## LOCATION

A comprehensive array of local facilities is available within Wednesfield itself with Bentley Bridge Retail Park, Newcross Hospital and Wolverhampton City Centre all being within easy reach.

The area is well served by schooling and communications are excellent with the Black Country Route (A454), the Birmingham New Road (A4123) and the M6 motorway (J10) all being easily accessible.

## DESCRIPTION

120 Amos Lane is an attractive, detached family home with an elegant façade which is typical of its period.

The property was built in 1932 and has been in continual family ownership since that time. This is therefore the first time the property has been offered for sale in ninety years.

The property has recently been the subject of works of improvement which has greatly enhanced the residence. New kitchen and bathroom suites have been installed, many of the ceilings have been replastered, the loft has been insulated and the wiring has been checked by both National Grid and a local electrician. The floor coverings have been replaced throughout with the exception of the sitting room which retains its original, oak strip flooring.

The house is now ready for immediate occupation and the potential exists for extensions to both ground and first floors should buyers so wish and subject to gaining all of the usual and necessary consents.

## ACCOMMODATION

An open, Gothic arched PORCH has a double glazed front door with double glazed panels to either side opening into the HALL with laminated flooring and a useful walk in cloaks and storage cupboard. There is a bay fronted SITTING ROOM with a walk in double glazed bay window to the front elevation, oak strip flooring and an original, carved fireplace with tiled hearth and Gothic arch tiled surround. The LOUNGE is a well-proportioned room with double glazed patio doors with over windows to the rear garden, picture rail and a carved wooden fireplace with tiled hearth and slips. A door from the hall opens into the DINING KITCHEN which has ample space for either dining or seating, a refurbished kitchen area with wall and base mounted cupboards, stainless steel sink, four ring stainless steel gas hob with glass splash back, stainless steel extraction chimney and built under electric oven.

The entire room has laminated flooring, windows to both side elevation, a double glazed garden door, a walk in pantry with a double glazed side window, tiled cold shelf and fitted shelving and there is a useful understairs storage cupboard. A double glazed door opens into a VERANDA with double glazed doors to in inner courtyard at the front, a door to the rear and a UTILITY ROOM with plumbing for a washing machine and a CLOAKROOM with WC with high level flush.

A staircase from the hall rises to the first floor landing with a double glazed window and access to the roof space. BEDROOM ONE is a large room in size with a decorative, painted ceramic tiled fireplace, picture rail and a double glazed window overlooking the rear garden. BEDROOM TWO is also a good double room in size with a walk in double glazed bay window to the front elevation, picture rail and decorative, painted ceramic tiled fireplace. BEDROOM THREE is also a good room in size with a double glazed window to the front and a picture rail and the BATHROOM has a refurbished suite with a panelled bath with mixer tap with shower attachment and shower screen, pedestal basin and WC, a double glazed window and a boiler cupboard with wall mounted Worcester Bosch gas fired central heating boiler. There is also a SEPARATE WC with a white suite of high level flush, half tiled walls and a double glazed side window.

## OUTSIDE

The house stands well back from Amos Lane behind a gravelled DRIVE providing ample off street parking, there is a low built brick boundary wall to the front, a shaped lawn and gated side access to an INNER COURTYARD which is ideal for bin storage with a double glazed door to the veranda.

To the rear of the property is a superb GARDEN with a patio to the rear of the sitting room and a terrace to the rear of the veranda providing a delightful seating area with steps leading to the shaped lawns with stocked and matured beds and borders. The garden has a preferred south-westerly aspect.

We are informed by the Vendors that all main services are installed.  
COUNCIL TAX BAND D - Wolverhampton  
POSSESSION Vacant possession will be given on completion.  
VIEWING Please contact the Tettenhall Office.  
The property is FREEHOLD.

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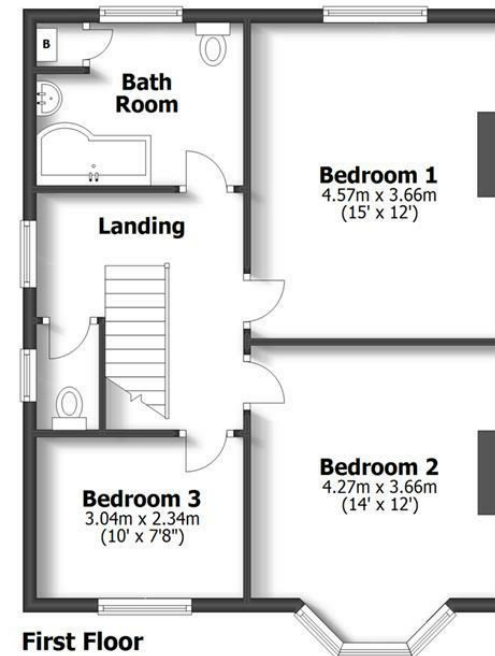
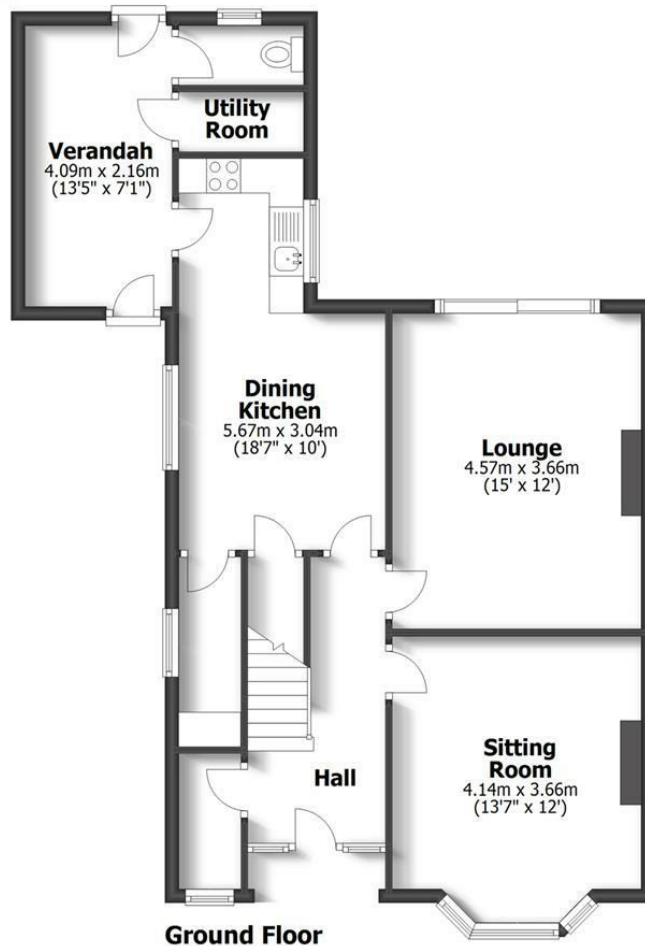
Asking Price  
£335,000

EPC: D

**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.



**120 AMOS LANE  
WEDNESFIELD**



**TOTAL: 130.4sq.m. 1404sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE

