



96 Planks Lane, Wombourne, Wolverhampton, WV5 8DU

BERRIMAN  
EATON

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Planks Lane is a traditionally appointed semi-detached family home which has been considerably improved by the current owners. It offers a large frontage, with off road parking for several vehicles, garage and a lovely rear garden. The property benefits from central heating and double glazing.  
(WOMBOURNE OFFICE) EPC: D

## LOCATION

Planks Lane is a popular and conveniently situated residential address within easy walking distance of the wide ranging facilities and amenities afforded by the village of Wombourne including shops, doctors and dentist surgeries, bank, library and the cricket green. The area is well served by schooling with Westfield Community Primary, St Bernadettes's Primary and Wombourne High School all within walking distance and regular bus services to Wolverhampton, Stourbridge and Dudley. For recreational activities there is access to the Railway Walk, Wom Brook and Canal.

## DESCRIPTION

Planks Lane is a traditionally appointed semi-detached family home which has been considerably improved by the current owners. It offers a large frontage, with off road parking for several vehicles, garage and a lovely rear garden. The internal accommodation briefly comprises cloakroom/wc, generous living room and fitted dining kitchen to the ground floor. To the first floor there are three bedrooms and a modern refitted shower room/wc. The property benefits from central heating and double glazing.

## ACCOMMODATION

The ENTRANCE HALLWAY has a composite door with inset decorative opaque leaded panels and double glazed window to the side, radiator and the staircase rises to the first floor landing. The LIVING ROOM has a decorative marble fire surround with inset log effect gas fire and marble hearth, radiator, coved ceiling, laminate flooring and double glazed bay window to the front elevation and double glazed French doors onto the rear garden. The KITCHEN is fitted with a range of high quality wall and base units with complementary work surfaces, inset 1½ bowl sink unit with stainless steel mixer tap, integrated double Bosch oven, 4 ring gas hob with extractor over, integrated washing machine, fridge and freezer. Spotlights, radiator, laminate flooring and door into the understairs storage pantry with double glazed opaque window to the side elevation, fitted shelving and meters. Double glazed window overlooking the rear garden. A double glazed door with opaque top leading into the SIDE LOBBY which has a radiator, uPVC door giving access from the front and a uPVC door to the rear garden. There is access to a downstairs CLOAKROOM which has low level W.C., wash hand basin in vanity unit, tiled splashback and double glazed opaque window to the side elevation.

The staircase rises to the first floor LANDING with a double glazed window to the side elevation, loft access with pull-down ladder and Airing Cupboard with fitted shelving. The SHOWER ROOM has recently been refitted and has a walk-in shower cubicle with multi headed shower and glazed curved screen, wash hand basin incorporating low level W.C., chrome heated ladder towel rail, wall and floor tiling, spot lights and a double glazed opaque window to the side elevation. BEDROOM ONE has a range of fitted bedroom furniture including wardrobes with one mirrored door, bedside tables and dressing table, radiator and a double glazed window to the front elevation. BEDROOM TWO has a radiator, fitted storage cupboard with hanging rail and shelving and a double glazed window to the rear elevation with views over Wombourne High School playing fields. BEDROOM THREE has a radiator, a recess over the stairs incorporating a fitted desk and a double glazed window to the front elevation.

## OUTSIDE

There is a block paved driveway in a herringbone style providing off road parking for several vehicles and flanked by a lawned foregarden with planted borders and a laurel hedge to the side. The GARAGE has double opening doors and a double glazed door with opaque panel leading to the rear garden. The rear garden has a private aspect and has a full width paved patio area with steps leading up to two tiers which are both lawned and enclosed with well established planted borders. At the top of the garden is a hard standing for shed and there is a hedge and part fence boundary.

## TENURE

FREEHOLD

## 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.

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

### Lettings Office

01902 749974

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### Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

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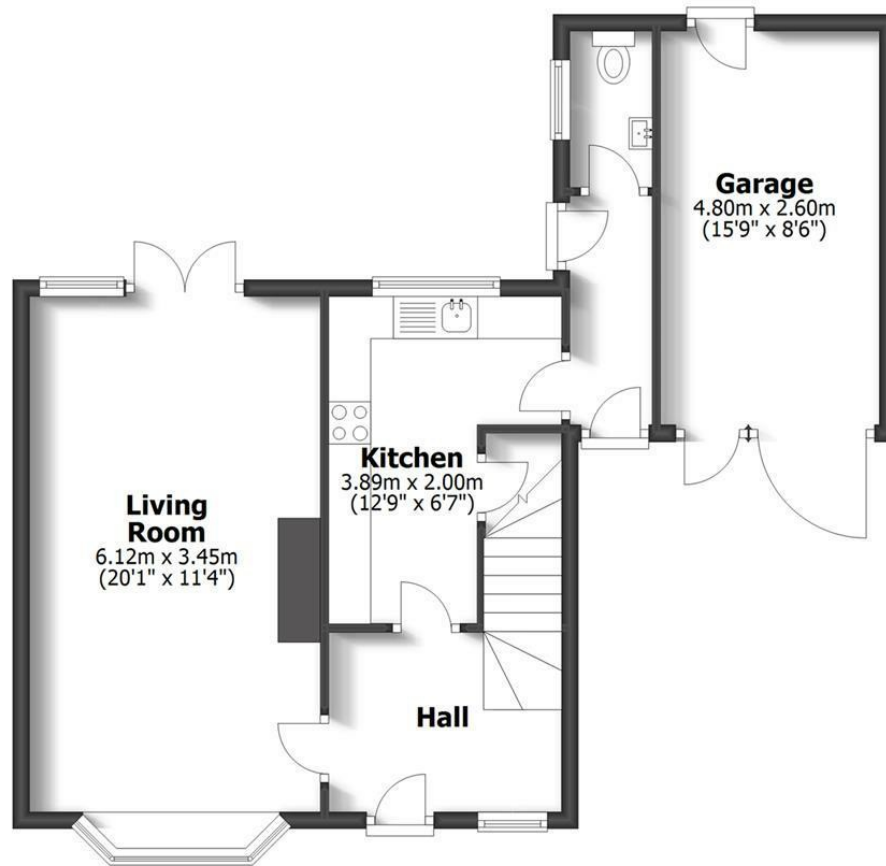
EPC: D

**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.

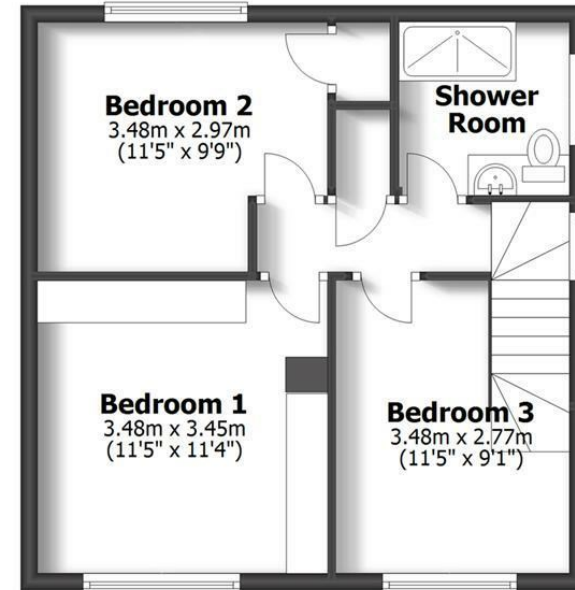


**96 Planks Lane**  
Wombourne

HOUSE: 84.7sq.m. 992sq.ft.  
 GARAGE: 12.5sq.m. 134sq.ft.  
**TOTAL: 97.2sq.m. 1126sq.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**

