



10 Planks Lane, Wombourne, Wolverhampton, WV5 9HE

BERRIMAN
EATON

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10 Planks Lane is a detached bungalow occupying a private, gated position, within walking distance of the Village. The property has a generous driveway which can accommodate multiple vehicles off road, a detached garage and an enclosed private rear garden. The property benefits from central heating, double glazing and no upward chain.

(WOMBOURNE OFFICE)
EPC: C

LOCATION

The property is situated in the heart of Wombourne close to shops, library, doctor's and dental surgeries, and bus services to towns and cities further afield. Nearby is the village green which is home to Wombourne Cricket, Tennis and Bowling Club and for country enthusiasts close by are the South Staffordshire canal and the South Staffordshire Railway Walk.

DESCRIPTION

10 Planks Lane is a detached bungalow occupying a private, gated position, within walking distance of the Village. The property has a generous driveway which can accommodate multiple vehicles off road, a detached garage and an enclosed private rear garden. The internal accommodation briefly comprises living room, kitchen, re-fitted modern shower room and two well proportioned bedrooms. The property benefits from central heating, double glazing and no upward chain.

ACCOMMODATION

The ENTRANCE HALLWAY is access via a wooden opaque leaded door with matching side panel and has a radiator, coved ceiling, two storage cupboards and loft access. The SHOWER ROOM has a large walk-in shower with multi head shower, vanity wash hand basin and low level W.C. There is a radiator, tiling to the floor, part tiled walls and a double glazed opaque leaded window to the side elevation. The LIVING ROOM has an Adam style feature fireplace, radiator, wall light points, coved ceiling, a double glazed leaded bay window to the side elevation and double glazed sliding patio doors to the rear garden. BEDROOM ONE has a radiator, coved ceiling and a double glazed leaded bay window to the front elevation. BEDROOM TWO has a radiator, coved ceiling and a double glazed leaded window to the front elevation. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces and inset single drainer sink unit with mixer tap. Integrated oven with 4 ring gas hob, space and plumbing for washing machine and space for a fridge. Wall mounted Worcester Bosch central heating boiler. Tiled splashback, radiator, coved ceiling, double glazed window to the rear elevation and a wooden door with a double glazed panel leading to the rear garden.

OUTSIDE

The property has a generous tarmac driveway accessed via double opening gates and providing off road parking for multiple vehicles and enclosed by a hedge and fence boundary. To the front of the property is a decorative raised gravelled border. The detached GARAGE has an elevating door to the front and a wooden door to the rear. There is gated access into the rear garden which has a large paved patio area with steps leading to the lawn area with planted borders and enclosed by fencing to the boundary.

TENURE

FREEHOLD

SERVICES

We are informed by the Vendors that all main services are installed.

COUNCIL TAX

BAND D – South Staffordshire DC

POSSESSION

Vacant possession will be given on completion.

VIEWING

Please contact the Wombourne office.

NB

In accordance with the relevant legislation it is hereby disclosed that the seller of this property is an employee of Berriman Eaton Ltd.

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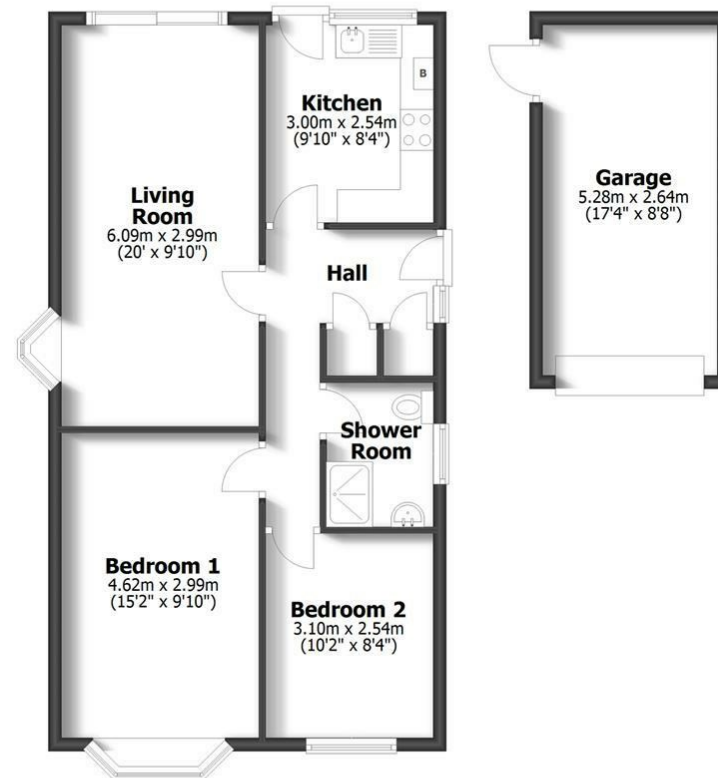
Offers Around
£323,000

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.



**10 PLANKS LANE
WOMBOURNE**



Ground Floor

HOUSE: 61.1sq.m. 658sq.ft.
 GARAGE: 14sq.m. 150sq.ft.
TOTAL: 75.1sq.m. 808sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE

