



61 Brickbridge Lane, Wombourne, Wolverhampton, WV5 0BB

BERRIMAN  
EATON

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(WOMBOURNE OFFICE)  
EPC: D

## LOCATION

Brickbridge Lane is located on the outskirts of the village with easy access to the Sainsburys supermarket on Bridgnorth Road and shopping facilities in Wombourne and along Common Road. Within convenient travelling distance of Wolverhampton, Dudley and Stourbridge, the area is well served with a variety of reputable schools and there are regular bus services available nearby.

## DESCRIPTION

61 Brickbridge Lane is a traditionally appointed detached home of immense character and charm, occupying a generous plot with large driveway and generous garden. There is side gated access, both pedestrian and vehicular, with a timber garage perfect for large storage. The internal accommodation briefly comprises "L shaped" living and dining room, fitted kitchen and downstairs cloakroom/wc to the ground floor. To the first floor there are three double bedrooms, shower room with separate w/c and a generous landing with large picture window. The property benefits from central heating, double glazing and no upward chain.

## ACCOMMODATION

The ENTRANCE HALLWAY is accessed via a wooden door beneath an open ENTRANCE PORCH and has an Oak parquet floor, a radiator in decorative cover, coved ceiling, a large understairs storage cupboard with hanging rail, a double glazed leaded window to the front elevation and the staircase rising to the first floor landing. The downstairs CLOAKROOM has a low level W.C. with a radiator and a double glazed opaque leaded window to the front elevation. There is a pedestal wash hand basin with tiled splashback and two further double glazed opaque windows to the front elevation. The LIVING/DINING ROOM has a wooden feature fireplace with open fireplace and tiled hearth. Coved ceiling, double glazed leaded windows to the front and side elevations and double glazed sliding patio door to the rear garden. An archway leads into the dining area with a radiator in decorative cover, coved ceiling and a walk-in bay window to the rear elevation. The KITCHEN is fitted with a range of high quality wall and base units with complementary work surfaces with inset single drainer stainless steel sink unit with mixer tap. Integrated double oven, four ring gas hob and integrated fridge. There is a fitted breakfast bar, part tiled walls, radiator, spotlights and a double glazed window to the rear elevation. A door leads into the GARAGE which has an elevating door and a double glazed opaque window to the side elevation. There is the wall mounted Worcester Bosch central heating boiler and a wooden door to the rear garden.

The staircase rises to the first floor LANDING with metal balustrades. A large double glazed leaded picture window looks out to the front elevation. There is a loft access and coved ceiling. The SHOWER ROOM is fitted with a large glazed cubicle, a large Heritage vanity wash hand basin and a fitted storage cupboard. Chrome heated towel rail and a double glazed opaque leaded window to the front elevation. There is a separate TOILET with double glazed opaque window to the rear elevation. BEDROOM ONE has a range of fitted wardrobes with matching dressing table and bedside tables built into the headboard. Radiator, coved ceiling and a double glazed window to the rear elevation. BEDROOM TWO has a range of built-in wardrobes with louvre doors and fitted dressing table. Radiator and a double glazed leaded window to the front elevation. BEDROOM THREE has a range of fitted wardrobes, radiator, coved ceiling and a double glazed window to the rear elevation.

## OUTSIDE

The property is approached via a large sweeping tarmac driveway and provides off road parking for several vehicles and is flanked by a large lawned foregarden with decorative planted borders. Side gated pedestrian access leads through to the rear garden to one side of the property whilst to the other side of the property are double opening wooden gates to allow vehicular access. The rear garden has a full width paved patio area giving access to a timber workshop with double opening doors and single glazed windows. There is a large lawn area with well planted shaped borders and a row of conifers with steps up to a further gravelled area. The property is enclosed by fencing to the boundary.

## TENURE

FREEHOLD

## 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.

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

01902 326366

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### 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)

Offers Around  
£450,000

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.



**61 Brickbridge Lane**  
Wombourne

HOUSE: 114.2sq.m. 1230sq.ft.  
 GARAGE: 19.6sq.m. 211sq.ft.  
**TOTAL: 163.8sq.m. 1441sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



