



29 Walk Lane, Wombourne, WV5 9HH

BERRIMAN
EATON

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29 Walk Lane, Wombourne, WV5 9HH

29 Walk Lane is a well proportioned detached family home which benefits from off road parking, garage and a large rear garden. The property benefits from central heating and part double glazing.

(WOMBOURNE OFFICE)
EPC: D

LOCATION

Walk Lane is located a short walk away from Wombourne village centre with its wide variety of local facilities together with regular public transport services to the further, more extensive amenities afforded by Wolverhampton City Centre, Dudley, Merry Hill and Stourbridge. There is also a good selection of well-maintained public footpaths for countryside walks as well as the canals and disused railway line. Wombourne High School, Westfield Community and St Benedict's Primary Schools are also within convenient travelling distance.

DESCRIPTION

29 Walk Lane is a well proportioned detached family home which benefits from off road parking, garage and a large rear garden. The internal accommodation briefly comprises kitchen, living room, sitting room and downstairs toilet to the ground floor. To the first floor are three generous bedrooms and a bathroom. The property benefits from central heating and part double glazing.

ACCOMMODATION

The ENTRANCE HALLWAY is accessed via a wooden door with decorative stained glass insert and matching side panels and has a tiled floor, radiator, picture rail, coved ceiling and the staircase rising to the first floor landing with wooden balustrades. There is also understairs storage giving access to the CELLAR with a radiator. The LIVING ROOM has a fireplace with wooden surround and inset wooden burning stove, a radiator, picture rail, decorative coving, solid oak flooring and a double glazed bay window with decorative stained glass top panels. The SITTING ROOM has a brick feature fireplace with inset wood burner, picture rail, coved ceiling, radiator and a single glazed sash window to the rear elevation. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces and inset 1½ bowl sink unit with mixer tap. Space for a slot-in oven, space for a fridge and tumble dryer and space and plumbing for a washing machine. Wall mounted Worcester Bosch central heating boiler, two windows to the side elevation, tiling to the floor and a wooden door into the INNER LOBBY with a window to the side elevation, spotlights and a door leading to the rear garden. The downstairs TOILET has a low level W.C, spotlights and a single glazed opaque window to the rear.

The staircase rises to the first floor LANDING with wooden balustrades, picture rail and spotlights. The BATHROOM is fitted with a white suite and comprises panelled bath, curved shower cubicle, pedestal wash hand basin and a low level W.C. Single glazed opaque sash window, tiled walls and spotlights. BEDROOM ONE has a radiator, picture rail, spotlight and a single glazed sash window to the rear elevation. BEDROOM TWO has a radiator, picture rail, a fitted Coalbrookdale fire, spotlight and a single glazed sash window to the front elevation. BEDROOM THREE has a radiator and a single glazed sash window to the front elevation.

OUTSIDE

The property has a gravelled driveway providing off road parking and has a hedge to the boundary and access to the GARAGE through wooden double opening doors. A single glazed door leads to the rear garden which is a particular feature due to its size and has a paved patio area, a long lawn area, planted borders and 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.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

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Lettings Office

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Wombourne Office

01902 326366

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Asking Price
£400,000

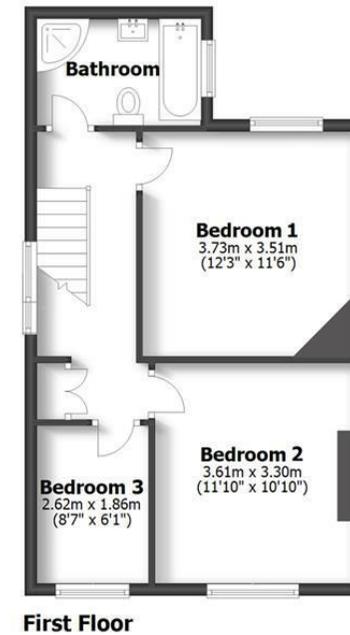
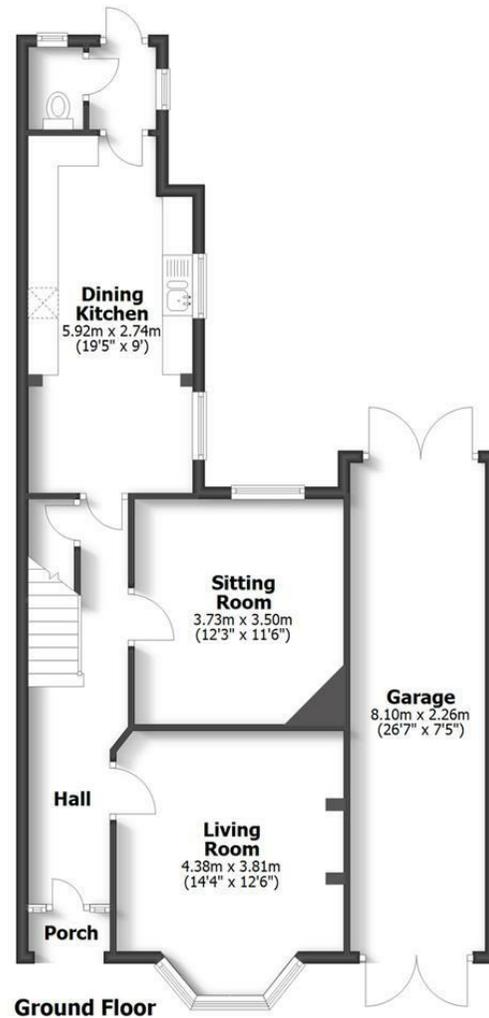
EPC: D

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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.



**29 WALK LANE
WOMBOURNE**



HOUSE: 104.2sq.m. 1121sq.ft.
 GARAGE: 18.3sq.m. 197sq.ft.
TOTAL: 122.5sq.m. 1318sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE

