



31 Bull Meadow Lane, Wombourne, Wolverhampton, WV5 9DE

**BERRIMAN**  
**EATON**

# 31 Bull Meadow Lane, Wombourne, Wolverhampton, WV5 9DE

31 Bull Meadow Lane is a semi-detached bungalow with off road parking, garage and enclosed rear garden. The internal accommodation briefly comprises living room, kitchen, bathroom and two bedrooms. The property needs a comprehensive scheme of refurbishment and benefits from central heating and no upward chain.

(WOMBOURNE OFFICE)  
EPC: F

## LOCATION

Bull Meadow Lane is conveniently placed for bus services into the village and neighbouring towns with Wolverhampton having a regular service. There are a variety of shopping facilities within Wombourne as well as lovely walks available on the nearby canal system and railway walk.

## DESCRIPTION

31 Bull Meadow Lane is a semi-detached bungalow with off road parking, garage and enclosed rear garden. The internal accommodation briefly comprises living room, kitchen, bathroom and two bedrooms. The property needs a comprehensive scheme of refurbishment and benefits from central heating and no upward chain.

## ACCOMMODATION

A single glazed opaque wooden door with matching side window gives access into the ENTRANCE HALLWAY which has a radiator and loft access. There is also an Airing Cupboard housing the hot water cylinder and a fitted shelf. The KITCHEN has a base unit with single drainer sink unit, a floor mounted Glow Worm boiler, a serving hatch into the living room and a single glazed window and wooden door leading to the rear garden. The BATHROOM is fitted with a coloured suite and comprises panelled bath, pedestal wash hand basin and low level W.C. Part tiling to the walls and a single glazed opaque window to the side elevation. The LIVING ROOM has a brick fireplace, a radiator and a single glazed bay window to the rear elevation. BEDROOM ONE has a radiator and a single glazed window to the front elevation. BEDROOM TWO has a radiator and single glazed windows to the front and side elevations.

## OUTSIDE

The property has a tarmacadam driveway providing off road parking and giving access to a carport and single garage which has an elevating door and a wooden door to the rear garden. The driveway is flanked by a lawned foregarden enclosed by a fence and wall boundary. The rear garden is in need of landscaping. There is a patio area and a hard standing for a shed. There is a lawn area and fencing to the boundary. There is a brick outbuilding to the rear of the garage.

## 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

lettings@berrimaneaton.co.uk

### Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

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

Offers Around  
£235,000

EPC: F

**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.

# 31 Bull Meadow Lane Wombourne



**Ground Floor**

HOUSE: 56.9sq.m. 613sq.ft.  
GARAGE: 14.5sq.m. 156sq.ft.  
**TOTAL: 71.4sq.m. 769sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



