

74 Meadow Lane, Wombourne, Wolverhampton, WV5 9BU

BERRIMAN EATON



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This is a traditionally appointed semi detached family home with off road parking, detached concrete garden and an enclosed rear garden. The internal accommodation briefly comprises entrance hall, living room, breakfast room and kitchen to the ground floor. To the first floor there are three bedrooms and a wet room. The property benefits from central heating, double glazing and may benefit from some cosmetic updating. COMPLETE UPWARD CHAIN!

EPC : C
WOMBOURNE OFFICE

LOCATION

Meadow Lane stands within easy reach of Wombourne village which provides a wide variety of amenities including shops, a bank, doctors and dentists surgeries and a library. There are schools catering for all age groups, with St Benedict's being the closest Primary School. For anyone enjoying outdoor activities there is a cricket, tennis and bowls club within the village green as well as excellent walks along Pickerills Hill. The access to the canal system and railway walk is within walking distance of the house as well as regular buses into neighbouring Wolverhampton, Dudley, Stourbridge and the Merry Hill Centre, the closest bus stop being at the bottom of Bull Meadow Lane.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL has a UPVC double glazed door, radiator and staircase rising to the first floor. The LIVING ROOM has a double glazed leaded window to the front elevation, radiator, coal effect gas fire with marble surround and double glazed sliding patio door to the rear garden. The BREAKFAST ROOM has a double glazed leaded window to the front elevation, gas fire and surround, radiator and arch into the KITCHEN. This is fitted with a range of wall and base units with a fitted worksurface and inset single drainer sink unit. There is space for appliances including oven, fridge, washing machine and tumble dryer, two double glazed windows to the rear elevation, tiled floor and a UPVC double glazed door to the rear garden.

The staircase rises to the FIRST FLOOR LANDING which has loft access, double glazed window to the rear elevation and airing cupboard which houses the wall mounted central heating boiler. The bathroom has been converted to a large WETROOM with electric shower, low level WC, pedestal wash hand basin, double glazed opaque window to the rear elevation heated ladder towel rail and part tiling to the walls. DOUBLE BEDROOM 1 has a double glazed window to the front elevation and radiator. DOUBLE BEDROOM 2 has a double glazed window to the front elevation, radiator and recess over the stairs with a fitted storage cupboard. BEDROOM 3 has a double glazed window to the rear elevation and radiator.

OUTSIDE

To the front of the property there is a driveway providing off road parking, a lawned foregarden and hedge with gated access to the garage and rear garden. The single GARAGE is detached and concrete construction with wooden double opening doors. The REAR GARDEN has a full width patio, with a low dwarf wall with lawn beyond, well stocked and planted borders with a fenced boundary and a hardstanding for a greenhouse.

TENURE WE UNDERSTAND THAT THE PROPERTY IS FREEHOLD
SERVICES We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND B – 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

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers In The Region Of
£230,000

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.



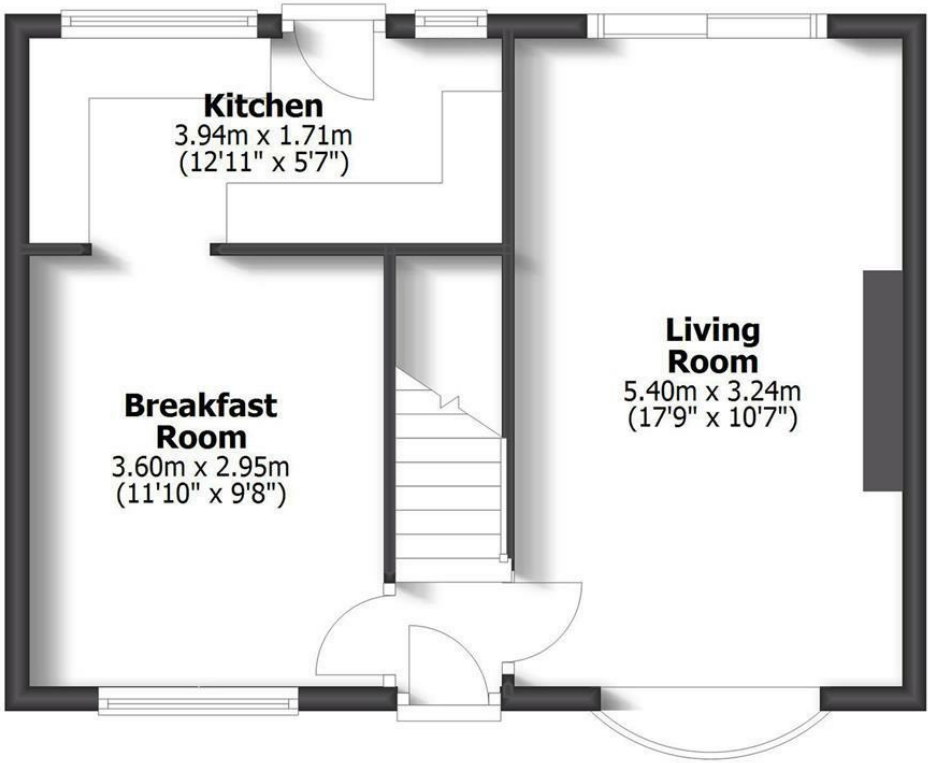



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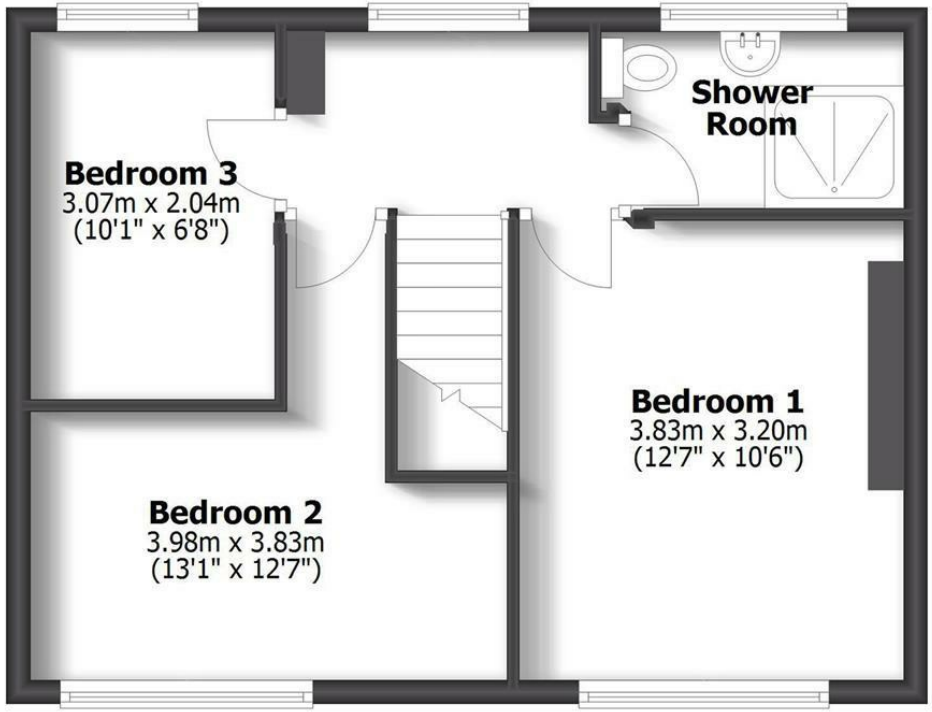
Wombourne

TOTAL: 78.9sq.m. 849sq.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







