



10 Battlefield Lane, Wombourne, Wolverhampton, WV5 0JL

BERRIMAN
EATON

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This is an end of terrace property with an elevated driveway, car port and enclosed private rear garden. The internal accommodation briefly comprises porch, entrance hall, living room, dining room, kitchen, utility lobby and downstairs cloakroom. To the first floor there are three bedrooms, a shower room and a separate WC. The property benefits from central heating and double glazing.

EPC : D
WOMBOURNE OFFICE

LOCATION

Battlefield Lane is a quiet and most sought-after location which is only a short walking distance away from Wombourne village centre with amenities including shops, doctors, dentists, library, Churches, leisure centre, cricket ground, tennis and bowls clubs as well as bus services to Wolverhampton, Dudley and Stourbridge. There is choice of Primary Schools, as well as Wombourne High, all within reasonable distance. The property is also ideally situated for access to the Wom Brook – a Local Nature Reserve -which provides glorious walks through the area and leads on to the South Staffordshire Railway Walk as well as paths along the Canal.

DESCRIPTION

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ACCOMMODATION

The PORCH has double glazed windows and door, with a further UPVC leaded door with matching side windows, giving access into the ENTRANCE HALL. There is a staircase which rises to the first-floor landing radiator and storage cupboard beneath the stairs. The LIVING ROOM has a double-glazed window to the front elevation, electric fire and surround, radiator and doors leading into the DINING ROOM. This has a double-glazed window to the rear elevation, radiator and door into the KITCHEN. This is fitted with a range of wall and base units with complementary work surfaces, built in pantry inset single drainer sink unit and mixer tap, space for oven, plumbing and space for a washing machine, pantry and double-glazed window to the rear elevation. The LOBBY has a double-glazed door to the rear garden, double glazed window and space for fridge, freezer and tumble dryer. The CLOAKROOM has a low-level WC, and a vanity wash hand basin and mixer tap, radiator and double-glazed opaque window to the rear elevation.

The staircase rises to the FIRST FLOOR LANDING which has loft access. DOUBLE BEDROOM 1 has a double-glazed window to the front elevation and radiator. DOUBLE BEDROOM 2 has a double-glazed window to the rear elevation, built in wardrobe. BEDROOM 3 has a double-glazed window to the front elevation, radiator and fitted storage cupboard over the stairs recess which houses the wall mounted central heating boiler. The SHOWER ROOM has a walk-in cubicle, vanity wash hand basin with mixer tap, radiator, tiling to the walls and floors and double glazed opaque window to the rear elevation. The SEPARATE WC has a low-level WC, radiator, tiled floor and double-glazed opaque window to the rear elevation.

OUTSIDE

To the front of the property is a tarmac driveway providing off road parking and giving access to the carport. There is gated access into the REAR GARDEN with a paved wrap around patio with raised planted borders, steps to a higher tier which has decorative paved and planting areas, hard standing for a shed and a fence boundary.

We are informed by the Vendors that all mains' services are connected
COUNCIL TAX BAND B – South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the WOMBOURNE Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile – Ofcom checker shows there is limited and likely coverage indoors with all four main providers having likely coverage outdoors.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

The long-term flood defences website shows very low

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Bridgnorth Office

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Wombourne Office

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Lettings Office

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Worcestershire Office

01562 546969

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www.berrimaneaton.co.uk

Offers In The Region Of
£228,500

EPC: D

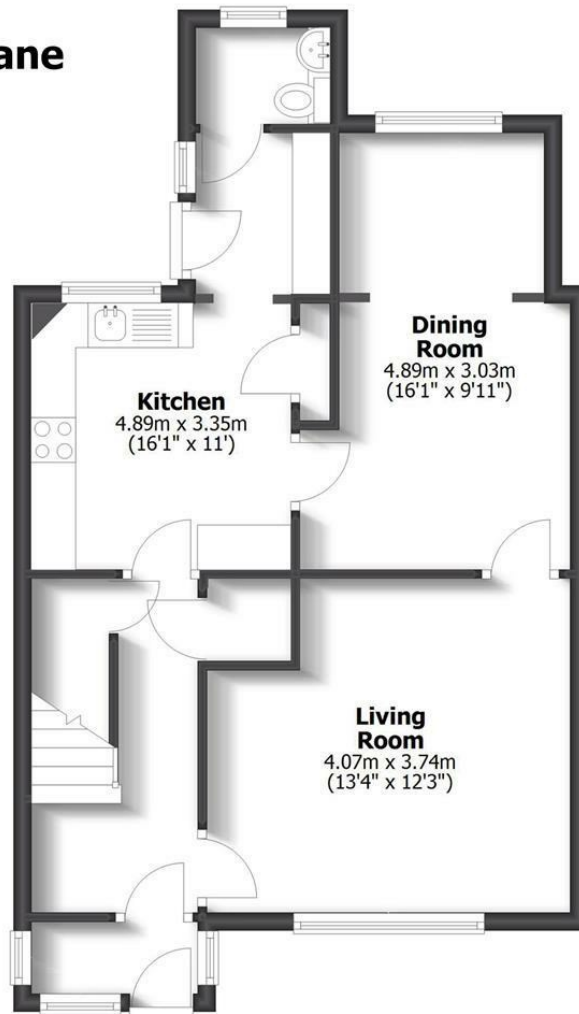
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



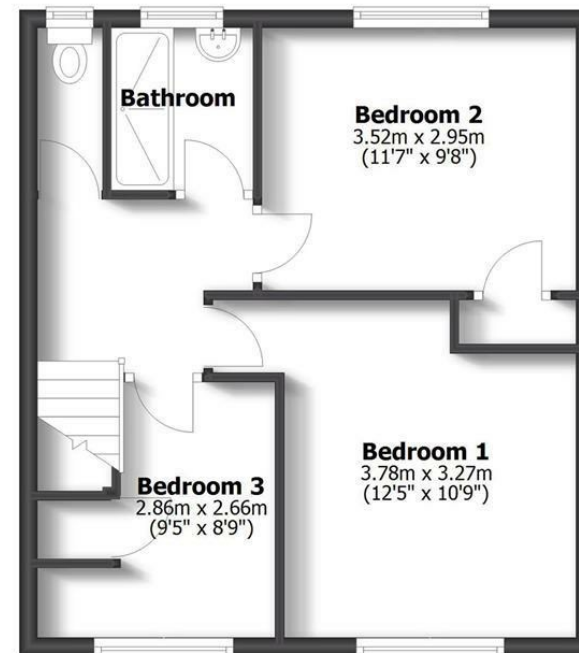
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TOTAL: 93.3sq.m. 1005sq.ft.

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

