



2 Sytch Lane, Wombourne, Wolverhampton, WV5 0NF

BERRIMAN  
EATON

## 2 Sytch Lane, Wombourne, Wolverhampton, WV5 0NF

This is a detached family home with a good sized driveway, integral garage and an enclosed rear garden. The internal accommodation briefly comprises entrance hall, cloakroom, kitchen, separate utility, living room, dining room and conservatory to the ground floor. To the first floor there are four bedrooms, en-suite to the principal bedroom and family bathroom. The property benefits from central heating and double glazing.

EPC : D  
WOMBOURNE OFFICE

### LOCATION

Sytch Lane stands on the fringe of the South Staffordshire village of Wombourne within easy reach of the thriving village centre. Wombourne provides a full array of local amenities including doctors and dental surgeries, supermarket and highly regarded schooling. The more extensive amenities of Wolverhampton City Centre itself are within convenient travelling distance and the M5, M6, M6 Toll and M54 motorways facilitate travel to Birmingham, Telford and the entire industrial West Midlands. Blakeley Heath Primary School is within excellent walking distance, as are the Blakeley Shops. The bus stop on Common Road runs very regularly into Wolverhampton and Stourbridge and Dudley.

### DESCRIPTION

This is a detached family home with a good sized driveway, integral garage and an enclosed rear garden. The internal accommodation briefly comprises entrance hall, cloakroom, kitchen, separate utility, living room, dining room and conservatory to the ground floor. To the first floor there are four bedrooms, en-suite to the principal bedroom and family bathroom. The property benefits from central heating and double glazing.

### ACCOMMODATION

The ENTRANCE HALL is accessed through a composite door with stained glass inserts and double glazed opaque panels to the side, the staircase rises to the first floor landing, radiator and door into the CLOAKROOM. This has a vanity wash hand basin with mixer tap, low level WC, heated ladder towel rail and double glazed opaque window to the side elevation. The LIVING ROOM has a double glazed sliding patio door onto the rear garden, gas fire with decorative surround, radiator and spotlights. The DINING ROOM has radiator and double glazed patio door onto the CONSERVATORY which has double glazed windows, polycarbonate roof, radiator and a double glazed door into the garden. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset one and a half bowl and drainer with mixer tap, integrated oven with gas hob and fitted extractor. There is an integrated dishwasher, space for a fridge, double glazed leaded window to the front elevation, tiled splashback, tiled floor and door into the UTILITY ROOM which has complementary fitted work surface with a single drainer sink unit and mixer tap, wall and base units, plumbing and space for washing machine and freezer, radiator and a wooden door to the side passage.

The staircase rises to the FIRST FLOOR LANDING which gives access to the BATHROOM which has a claw foot roll edge bath with shower over, pedestal wash hand basin, low level WC, heated ladder towel rail and airing cupboard which houses the wall mounted central heating boiler. There is a double glazed opaque window to the rear elevation and part tiling to the walls. The PRINCIPAL BEDROOM has a double glazed leaded window to the front elevation, radiator and fitted storage cupboard. The EN-SUITE has a shower cubicle with multi headed shower, low level WC, vanity wash hand basin with mixer tap, tiled walls and a double glazed opaque window to the side elevation. DOUBLE BEDROOM 2 has a double glazed window to the front elevation, radiator and spotlights. DOUBLE BEDROOM 3 has a double glazed window to the rear elevation, radiator and fitted wardrobes. BEDROOM 4 has a double glazed window to the rear elevation and radiator.

### OUTSIDE

The property sits behind a hedge and has a good sized tarmac DRIVEWAY suitable for parking several vehicles, there is a lawn and planted borders and side gated access to the rear garden. The GARAGE has an elevating door. The REAR GARDEN has a paved patio area, lawn and a path to a rear patio area with space for a shed, planted borders and fencing to the boundary.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND E – 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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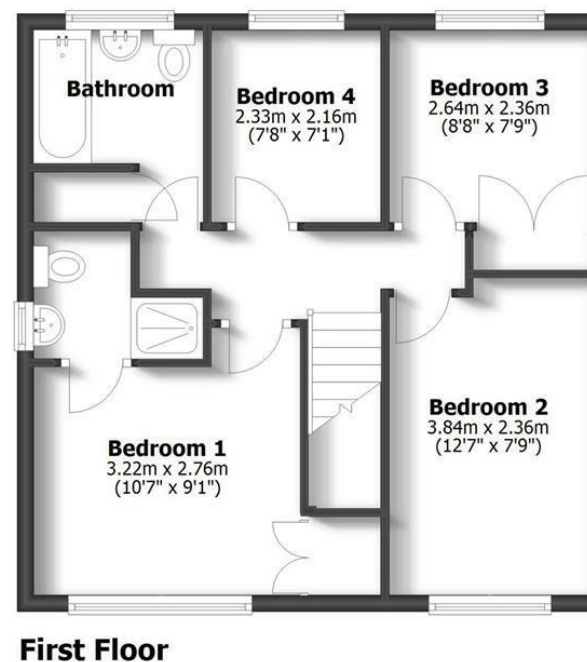
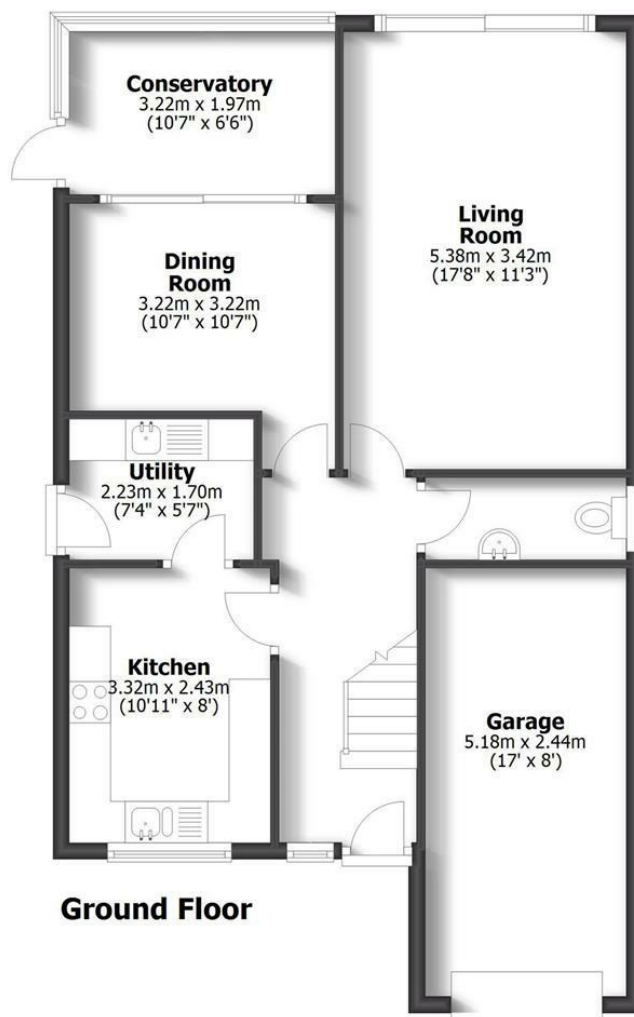
Offers In The Region Of  
£425,000

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.



## 2 Sytch Lane Wombourne



HOUSE: 104.7sq.m. 1127sq.ft.  
GARAGE: 12.6sq.m. 136sq.ft.  
**TOTAL: 117.3sq.m. 1263sq.ft.**

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

