



56 Meadow Lane, Wombourne, Wolverhampton, WV5 9BU

BERRIMAN
EATON

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This is a well proportioned semi-detached property which has a generous driveway to the front providing ample off road parking and a private enclosed rear garden. The property briefly comprises entrance hall, living room and dining kitchen to the ground floor. To the first floor there are two double bedrooms and a re-fitted shower room. The property benefits from central heating and double glazing. NO UPWARD CHAIN.

EPC : TO FOLLOW
WOMBOURNE OFFICE

LOCATION

Meadow Lane stands within easy reach of Wombourne village which provides a wide variety of amenities including shops, post office, 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 is accessed using a UPVC door with leaded opaque panels, there is an oak floor, radiator and understairs storage cupboard. The KITCHEN/DINING ROOM is fitted with a modern range of wall and base units with complementary work surfaces with inset one and a half sink and drainer with mixer tap. There is space for appliances including washing machine, tumble dryer, fridge and freezer and an integrated oven and dishwasher, 4 ring gas hob and extractor. There are two double glazed windows to the front and side elevations, spotlights, vertical radiator and a wall mounted central heating boiler. The LIVING ROOM has double glazed French doors onto the garden, radiator, oak floor and door to the staircase.

The staircase rises to the FIRST FLOOR LANDING which has two double glazed opaque windows to the side elevation, loft access and radiator. The SHOWER ROOM has a large curved cubicle with an electric shower, vanity wash hand basin with mixer tap incorporating the low level WC, vertical towel rail and double glazed opaque window to the side elevation. DOUBLE BEDROOM 1 has two double glazed windows to the rear elevation, double glazed opaque window to the side elevation, two radiators and a fitted storage cupboard. DOUBLE BEDROOM 2 has two double glazed windows to the front elevation and two radiators.

OUTSIDE

To the front of the property there is a large tarmac DRIVEWAY suitable for parking several vehicles off road with side gated access with a paved patio, lawn, gravel and planted border, shed, fitted awning and a fenced 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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Worcestershire Office

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Offers In The Region Of
£249,950

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.

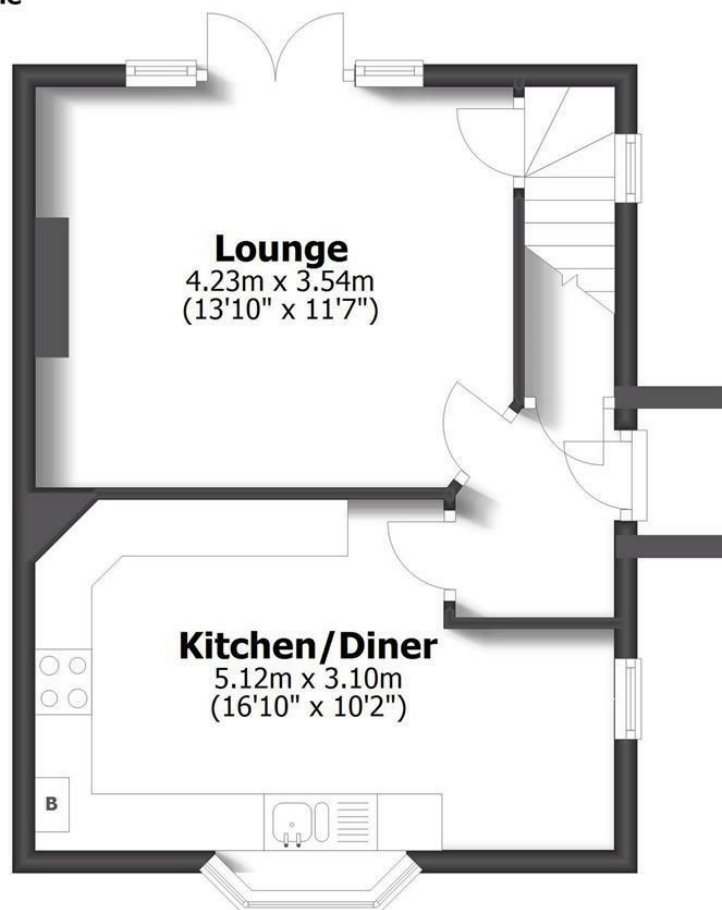


56 Meadow Lane

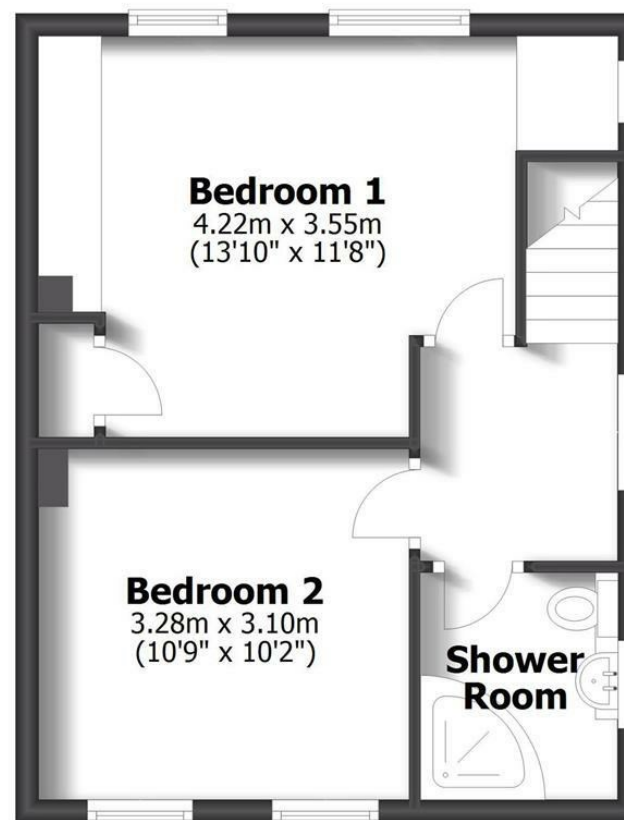
Wombourne

TOTAL: 69.3sq.m. 746sq.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

