



12 Himley Lane, Himley, Dudley, Staffordshire, DY3 4LN

BERRIMAN  
EATON

# 12 Himley Lane, Himley, Dudley, Staffordshire, DY3 4LN

This is an immaculately presented semi-detached family home which has been considerably improved and extended by the present owners. There is a large driveway suitable for several vehicles and a private low maintenance and landscaped rear garden. The internal accommodation briefly comprises entrance hall, dining kitchen, conservatory, living room, utility and cloakroom/wc to the ground floor. To the first floor there are four bedrooms, one of which is currently used as an office, family bathroom and en-suite to the principal bedrooms. The second floor benefits from a further double bedroom and shower room. The property has the benefit of double glazing and central heating.

EPC : TO FOLLOW  
WOMBOURNE OFFICE

## LOCATION

Himley is a small village and civil parish in the English ceremonial county of Staffordshire, situated 4 miles west of Dudley and 5 miles southwest of Wolverhampton. School Road is just off the A449 giving a combination of rural living with exceptional ease to the West Midlands road network as well as the benefit of the facilities and amenities of neighbouring Wombourne, Sedgley and Kingswinford. There is a choice of Primary Schools in neighbouring Wombourne and Swindon and Wombourne High for Secondary.

## DESCRIPTION

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## ACCOMMODATION

The ENTRANCE HALL has a double glazed leaded window to the front elevation with an oak door, staircase which rises to the first floor landing with iron balustrades, stone floor, decorative radiator and a large walk in storage cupboard. The DINING KITCHEN has an inglenook fireplace with a log burner within and tiled hearth, decorative vertical radiator, stone floor and a range of bespoke oak wall and base units with complementary work surfaces, inset Belfast sink with mixer tap, breakfast bar with space beneath for a fridge and freezer. There is a space for a Range style cooker with fitted extractor, walk in pantry, double glazed leaded window to the front elevation and double doors into the CONSERVATORY. This is brick and double glazed construction with a polycarbonate roof, fireplace with log burner, double glazed leaded windows and double glazed leaded French doors opening out onto the rear garden. There is a stone floor, fitted storage cupboard and access to the CLOAKROOM which has a low level WC, vanity wash hand basin with mixer tap and spotlights. The UTILITY has fitted worksurfaces with inset single drainer sink unit and mixer tap; space and plumbing beneath for washing machine and tumble dryer and tiling to the walls and floor. The LIVING ROOM has a raised and recessed log style gas fire with glass façade, double glazed leaded window to the front elevation, vertical radiator and wiring for surround sound system.

The staircase rises to the FIRST FLOOR LANDING which has iron balustrades and spotlights. The BATHROOM is fitted with a white suite which comprises roll edge bath with freestanding shower attachment, walk in shower cubicle, wash hand basin with mixer tap, vintage style radiator with towel rail, spotlights, double glazed leaded opaque window to the front elevation and tiling to the walls and floor. The PRINCIPAL BEDROOM has double glazed leaded window to the front elevation, radiator, walk in wardrobe, storage cupboard, fitted additional cupboard with shelving. The EN-SUITE has a bath, vanity wash hand basin, shower cubicle, double glazed leaded window to the rear elevation and tiling to the walls and floor. DOUBLE BEDROOM 2 has wardrobes with sliding door, part mirrored, double glazed leaded window to the rear elevation, spotlights and radiator. DOUBLE BEDROOM 3 has a double glazed leaded window to the front elevation, radiator and wardrobes with sliding mirrored doors. BEDROOM 4 is currently being used as an office, (but can be converted back into a bedroom), and has double glazed leaded window to the front elevation, mirrored wardrobe and storage cupboard above the stairs recess.

The staircase rises to the SECOND FLOOR LANDING which has double glazed skylight, recessed decorative shelving, wooden balustrades and storage cupboard. The DOUBLE BEDROOM has two double glazed leaded windows to the rear elevation and eaves storage on either side. The BATHROOM has a roll edge bath, separate shower cubicle, vanity wash hand basin with mixer tap which incorporates the low level WC, double glazed leaded window to the rear elevation, heated ladder towel rail and tiling to the walls and floor.

## OUTSIDE

To the front of the property there is a generous resin DRIVEWAY suitable for parking a large multiple vehicles behind a low dwarf walled boundary and a bin storage area. The REAR GARDEN is landscaped and has an ornamental pond with waterfall feature, large patio area, astro turf lawn, recessed trampoline, timber play house with slide and swing; fenced boundary with a pedestrian gate giving access to the front. There is a RECREATIONAL/HOBBY ROOM which could also be used as an office or for storage which has power and lighting.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND C – 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 / Ultrafast are available  
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>  
The long term flood defences website shows very low

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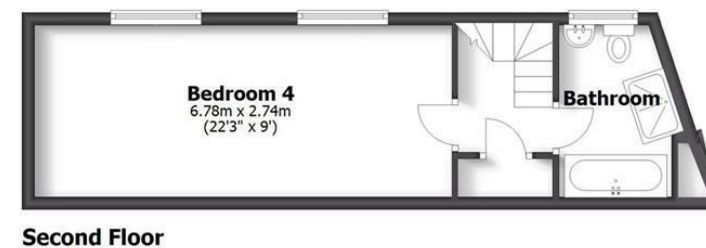
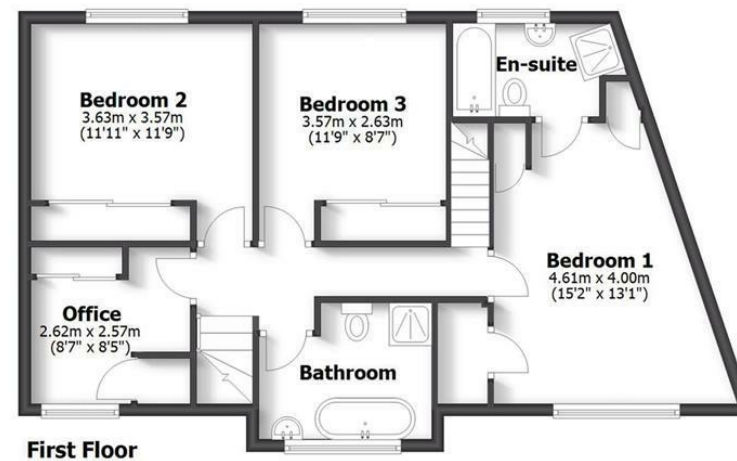
Offers In The Region Of  
£485,000

EPC:

**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.



## 12 Himley Lane Himley, Dudley



HOUSE: 198.0sq.m. 2131sq.ft.  
GARAGE: 14.4sq.m. 155sq.ft.  
**TOTAL: 212.4sq.m. 2286sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE

