



32 Billy Buns Lane, Wombourne, Wolverhampton, WV5 9BP

BERRIMAN  
EATON

# 32 Billy Buns Lane, Wombourne, Wolverhampton, WV5 9BP

This is a traditionally appointed detached family home which has been considerably improved by the current owners during their tenure and benefits from off road parking with a private frontage, garage (which is currently being used as a utility/den area and an idyllic, well landscaped rear garden. The internal accommodation briefly comprises porch, entrance hall, breakfast kitchen, cloakroom/wc, living/dining room and conservatory to the ground floor. To the first floor there are three generous bedrooms and modern shower room. There is a spiral staircase which descends to a further multi purposes room with en-suite bathroom. The property benefits from central heating and double glazing.

EPC : D  
WOMBOURNE OFFICE

## LOCATION

Billy Buns Lane is a sought after address within easy reach of the fashionable village of Wombourne with its wide range of amenities including local shops, library, post office, eateries, doctors and dentists surgeries together with the leisure centre and the cricket green. Furthermore, there are walks nearby with Bratch Locks and the Wombrook. There is convenient access to the A449 which provides a quick route to the more extensive facilities afforded by Wolverhampton City Centre, Sedgley, Dudley, Stourbridge and beyond together with the open spaces of Himley Park and Baggeridge Country Park. The area is well served by reputable schooling for all age groups.

## DESCRIPTION

This is a traditionally appointed detached family home which has been considerably improved by the current owners during their tenure and benefits from off road parking with a private frontage, garage (which is currently being used as a utility/den area and an idyllic, well landscaped rear garden. The internal accommodation briefly comprises porch, entrance hall, breakfast kitchen, cloakroom/wc, living/dining room and conservatory to the ground floor. To the first floor there are three generous bedrooms and modern shower room. There is a spiral staircase which descends to a further multi purposes room with en-suite bathroom. The property benefits from central heating and double glazing.

## ACCOMMODATION

The PORCH has a double glazed sliding patio door and tiled floor with a bespoke wooden door with single glazed leaded opaque panel to the side which gives access into the ENTRANCE HALL which has a staircase rising to the first floor landing with storage cupboard beneath, double glazed opaque oriel window and radiator. The KITCHEN/BREAKFAST ROOM is fitted with a range of wall and base units with complementary work surfaces incorporating a breakfast bar, inset one and a half sink and drainer with mixer tap, space for appliances including oven with fitted extractor, fridge and dishwasher. There are double glazed windows to the front and rear elevations, tiled splashback and floor, radiator and door into the GARAGE. This is currently being used as a UTILITY but still has the wooden opening doors to allow a vehicle, however it is fitted with a range of wall and base units with complementary work surfaces, inset one and a half sink and drainer with mixer tap, plumbing for washing machine and space for tumble dryer, panelled walls, tiled floor, double glazed window to the rear elevation, loft access which is currently being used as a den. The CLOAKROOM has a low level WC, wash hand basin, part panelled walls, single glazed opaque window to the rear elevation and radiator. There is a door into the CONSERVATORY which is brick and double glazed construction with a polycarbonate roof, fitted ceiling fan, double glazed French doors onto the garden, spiral staircase descending to the lower level and wooden double doors into the LIVING ROOM. This has a DINING AREA which has a double glazed window to the side elevation, wiring for the wall lights and radiator. The LOUNGE AREA has a coal effect gas fire with surround, double glazed oriel window to the rear elevation, radiator and wiring for wall lights.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed opaque oriel window to the side elevation, loft access and airing cupboard housing the wall mounted central heating boiler. Then PRINCIPAL BEDROOM has a range of fitted bedroom furniture including wardrobes with part mirrored doors, dressing table and drawers with double glazed windows to the side and rear elevations, ceiling fan, panelling to the walls and radiator. DOUBLE BEDROOM 2 has two double glazed windows to the front and side elevation, wardrobe with mirrored doors and radiator. BEDROOM 3 is currently being used as a dressing room and has a range of fitted furniture including wardrobes, dressing table and drawers. There is a double glazed window to the side elevation and radiator. The SHOWER ROOM is fitted with a modern suite which comprises a walk in cubicle with multi headed shower, low level WC, vanity wash hand basin and mixer tap, heated ladder towel rail, touch and movement sensor lighting and underfloor heating, tiling to the walls and flooring and double glazed window to the front elevation.

The spiral staircase descends to a MULTI PURPOSE ROOM with three double glazed windows, wardrobes and a door into the BATHROOM which is fitted with a suite which comprises a bath and shower, vanity wash hand basin and mixer tap and which incorporates the low level WC, bidet, extractor fan and tiling to the floor and walls.

## OUTSIDE

To the front of the property there is a block paved DRIVEWAY affording off road parking with a lawned foregarden with established well planted borders and a hedge for privacy. There is side gated access to the REAR GARDEN which is well established and private with a paved patio area, steps to the conservatory, pergola and space for a shed, there is a lawned area with well stocked and planted borders with a fenced 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 date 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

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Offers In The Region Of  
£475,000

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.



# 32 Billy Buns Lane Wombourne

**TOTAL: 155.4sq.m. 1673sq.ft.**

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



