

54 Bull Lane, Wombourne, Wolverhampton, WV5 9BZ

BERRIMAN
EATON

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The property is an immaculately presented semi-detached property with off road parking for several vehicles and a large rear garden. The internal accommodation briefly comprises entrance hall, utility, dining kitchen and lounge to the ground floor. To the first floor there are two double bedrooms and a family bathroom fitted with a white suite. The property benefits from central heating and double glazing.

EPC : D
WOMBOURNE OFFICE

LOCATION

Bull Lane stands within easy reach of Wombourne village centre which provides a wide variety of amenities including shops, doctors and dentists surgeries and a library. There are two supermarkets within proximity. 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 through a UPVC double glazed door with opaque inserts and a double glazed opaque side panel, there is an understairs storage cupboard and radiator. The UTILITY has a fitted worksurface with plumbing and space beneath for a washing machine and tumble dryer, there is a wall mounted central heating boiler and a UPVC double glazed door to the rear garden. The KITCHEN/DINING ROOM is fitted with a range of wall and base units with complementary work surfaces with inset single drainer sink unit with mixer tap. There is a double glazed window to the front elevation with lovely views across Pickerills Hill. There is space for a Range style oven with a fitted chimney extractor and integrated appliances including dishwasher, fridge and freezer. There are downlights, spotlights and a radiator. The LOUNGE has a staircase which rises to the first floor landing, double glazed French doors to the rear garden, radiator and electric fire and surround.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed window to the side elevation, loft access and radiator. DOUBE BEDROOM 1 has two double glazed windows to the rear elevation, shelf over the stairs recess and a radiator. DOUBLE BEDROOM 2 has two double glazed windows to the front elevation and radiator. The BATHROOM is fitted with a white suite which comprises the bath with shower over and screen, vanity wash hand basin with mixer tap which incorporates the low level WC, heated ladder towel rail, tiling to walls and double glazed opaque window to the side elevation.

OUTSIDE

To the front of the property there is a block paved DRIVEWAY suitable for parking several vehicles off road. The REAR GARDEN has a gravelled patio with sleeper steps to a further tier which has a lawned area, planted trees and shrubs and a fenced boundary. There is a composting area towards the rear of the garden which can be further cultivated and utilised.

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 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 risk

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Wombourne Office
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www.berrimaneaton.co.uk

Offers In The Region Of
£245,000

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.

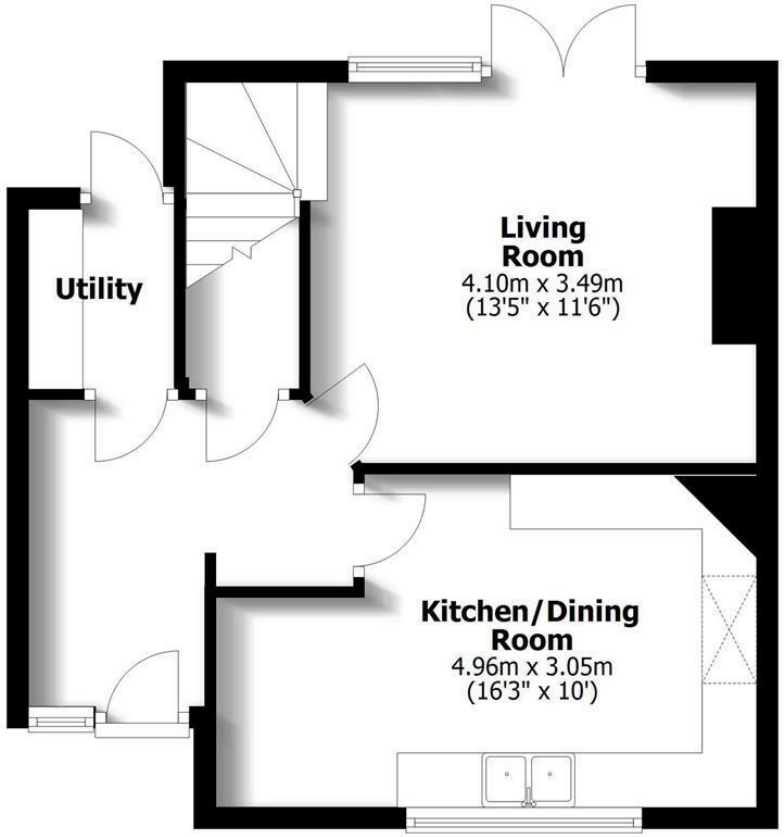




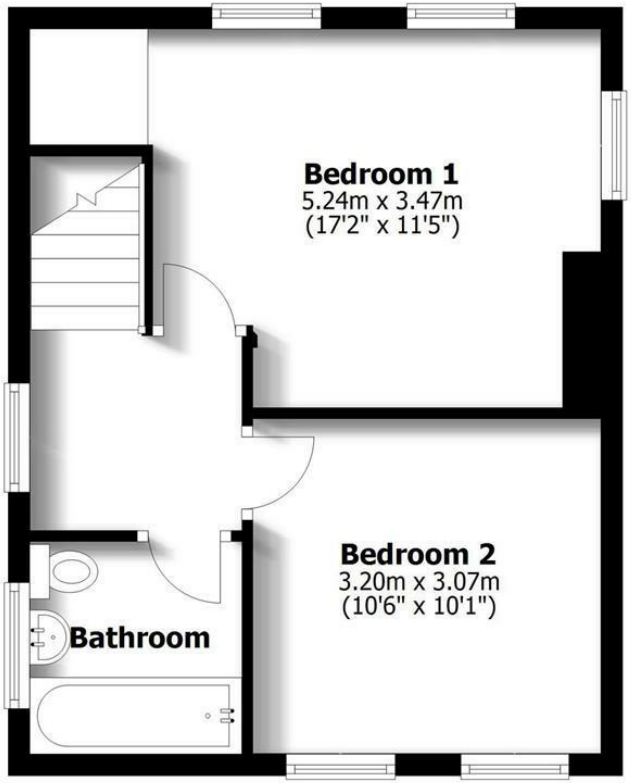

54 Bull Lane
Wombourne

TOTAL: 76.0sq.m. 818sq.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







