



Panx, 66 Sytch Lane, Wombourne, Wolverhampton, WV5 0JP

BERRIMAN  
EATON



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This is a large detached family home which offers generously proportioned living spaces with gated driveway access and a beautiful rear garden with open views across the Countryside towards Himley which can be enjoyed on the balconies to the front and rear of the home which is a most unusual feature. There are four generous bedrooms with two en-suites, three receptions rooms with fitted kitchen. There is ample garaging on both sides of the house. NO UPWARD CHAIN.

EPC : E  
WOMBOURNE OFFICE

## LOCATION

Sytch Lane stands on the fringe of the South Staffordshire village of Wombourne within easy reach of the Village centre and is considered to one of the more desirable Wombourne addresses. Wombourne provides a full array of local amenities including doctors and dental surgeries, supermarkets and highly regarded schooling with Blakeley Heath Primary School being within walking distance. The more extensive amenities of Wolverhampton and Stourbridge City Centre itself are within convenient travelling distance and motorways facilitate travel to Birmingham, Telford and the entire industrial West Midlands.

## DESCRIPTION

This is a unique detached family home which offers generously proportioned living spaces arranged over two floors with gated driveway access and a beautiful rear garden with open views across the Countryside towards Himley which can be enjoyed on the balconies to the front and rear of the home which is a most unusual feature. The internal accommodation briefly comprises entrance hall, superior lounge with inglenook fireplace, dining room which is adjacent to kitchen/family room. There's a cloakroom and double garage with utility area. To the first floor there are two en-suite bedrooms, the principal bedroom having a spacious dressing room, both with access to the balconies. There are two further bedrooms and a family bathroom. The property benefits from warm air and central heating, double glazing and no upward chain.

## ACCOMMODATION

The ENTRANCE HALL is accessed through a wooden single glazed opaque wooden door and has a staircase rising to the first floor landing and understairs CLOAKROOM with hanging rail, low level WC, vanity wash hand basin, double glazed opaque window to the side elevation and tiling to the walls. The LOUNGE has a stunning inglenook fireplace with log burner, double glazed window to the front elevation and warm air heating vents. There is an opaque glass partition to the dining room. The KITCHEN is fitted with a range of wall and base units with complementary granite work surfaces with a central island which has a one and a half sink and drainer with mixer tap. There are integrated appliances including double Bosch oven, ceramic hob, extractor, dishwasher and fridge freezer. There is a pantry and a door to the side LOBBY which gives access to more storage and the garage. The kitchen opens onto the SITTING ROOM which has a gas burner with a decorative feature wall with inset shelving and double glazed sliding patio doors onto the rear garden and spotlights. There is a door into the DINING ROOM which also has double glazed sliding patio doors onto the rear garden, electric fire and surround and a radiator.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed window to the side elevation, storage cupboard, airing cupboard which houses the hot water cylinder, loft access and a further range of storage cupboards. The PRINCIPAL BEDROOM has double glazed windows to the front and rear elevations as well as UPVC double glazed doors which give access onto the balconies to the front and rear of the property, radiator, bedside tables and overhead storage and a door into the DRESSING ROOM which has a range of further wardrobes, dressing table, drawers, double glazed window to the rear elevation and a double glazed patio door giving access to the rear balcony. The EN-SUITE has a coloured suite which comprises bath, separate shower, bidet, low level WC, pedestal wash hand basin and mixer tap, radiator and a double glazed opaque window to the front elevation. DOUBLE BEDROOM 2 has two double glazed windows to the rear elevation, double glazed doors to the rear and front balconies, wardrobes and a vanity wash hand basin. The EN-SUITE comprises of a shower cubicle, low level WC, pedestal wash hand basin, double glazed opaque window to the front elevation and tiling to the walls. DOUBLE BEDROOM 3 as a double glazed window to the rear elevation. DOUBLE BEDROOM 4 has a double glazed window to the rear elevation, dressing table and fitted wardrobe.

## OUTSIDE

The property occupies a favoured position on one of Wombourne's most desirable locations with access through a covered roofed gateway onto a tarmac DRIVEWAY which provides generous off road parking for multiple vehicles with planted borders and a laurel and hedge boundary. There are two GARAGES which electronically operated roller shutter doors with the first garage having utility space to the rear, which benefits from plumbing and space for a washing machine and tumble dryer and a large Belfast sink. Garage 2 is a little smaller but provides great storage for the bins and garden equipment and has a UPVC double glazed door to the rear garden. There is access at the side to the REAR GARDEN, which has a full width paved patio area, established shrubs and trees with a hedged boundary and with open views to Himley Park.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND G – 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 risk

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Offers In The Region Of  
£835,000

EPC: E

**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.



**Panx, 66 Sytch Lane  
Wombourne**

HOUSE: 219.2sq.m. 2359sq.ft.  
GARAGE: 44.2sq.m. 476sq.ft.  
**TOTAL: 263.4sq.m. 2835sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE





