



89 Lamb Crescent, Wombourne, Wolverhampton, WV5 0EE

BERRIMAN
EATON

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This is an end of terraced family home which occupies a generous corner position with off road parking, garage and gravelled gardens to the front, side and rear. The internal accommodation briefly comprises porch, entrance hall, kitchen, lounge, rear lobby and conservatory to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property benefits from central heating, double glazing and no upward chain.

EPC : TO FOLLOW
WOMBOURNE OFFICE

LOCATION

Lamb Crescent is situated just off Woodhill Drive, which is the main road leading through the Estate, situated off Giggetty Lane. It is well served by regular buses that run into Wolverhampton, Dudley, Stourbridge and neighbouring areas. Blakeley Heath Primary School is within a reasonable walking distance as is Wombourne High School. There is a wide variety of shopping facilities at Blakeley with more to be found in the Village and Sainsbury's and Lidl Supermarkets are also nearby.

DESCRIPTION

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ACCOMMODATION

The PORCH has a composite door with double glazed window to the front elevation and door into the ENTRANCE HALL this has a double glazed window to the front elevation, understairs storage cupboard, radiator and door into the KITCHEN. This is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit and mixer tap, fitted extractor with space beneath for an oven, space and plumbing for a washing machine and fridge freezer, double glazed window to the front elevation and part tiling to walls. The LOUNGE has a brick fireplace which incorporates shelving and TV table, double glazed French doors to the conservatory, two radiators and door to the rear lobby. The CONSERVATORY is brick and double glazed construction with French doors onto the rear garden, glass roof and radiator. The REAR LOBBY has a UPVC double glazed door to the rear garden, radiator and a staircase which rises to the first floor landing.

The FIRST FLOOR LANDING has a double glazed opaque window to the side elevation and loft access. The BATHROOM has a white suite which comprises bath with shower over and screen, pedestal wash hand basin, low level WC, radiator, double glazed opaque window to the front and side elevation and tiling to the walls. DOUBLE BEDROOM 1 has a double glazed window to the rear elevation, radiator and fitted storage cupboard. DOUBLE BEDROOM 2 has a double glazed window to the front elevation and radiator. BEDROOM 3 has a double glazed window to the rear elevation and a cupboard over the stairs recess which houses the wall mounted central heating boiler.

OUTSIDE

The property occupies a large corner position with metal railings which form the boundary with double gates which gives access to the OFF ROAD PARKING and GARAGE. The GARAGE has wooden double opening doors and a brick workshop at the rear. The gardens to the front side and rear have been gravelled to allow low maintenance with various shrubs and bushes.

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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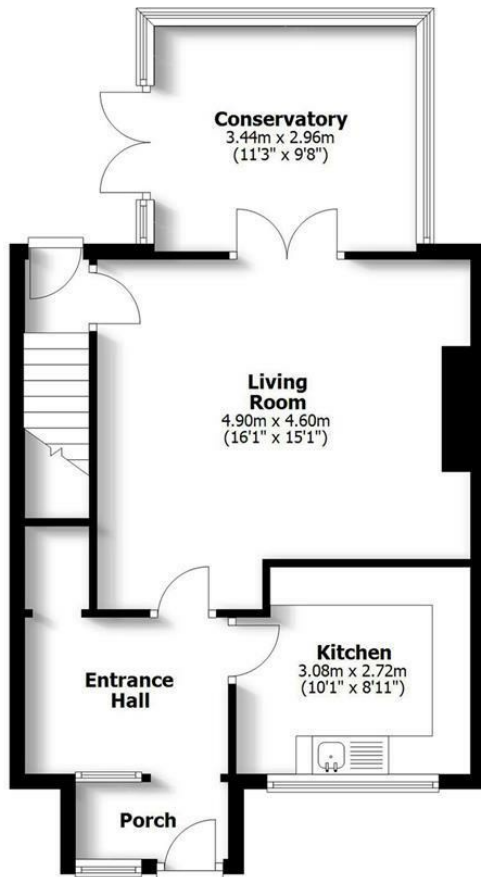
Offers In The Region Of
£200,000

EPC:

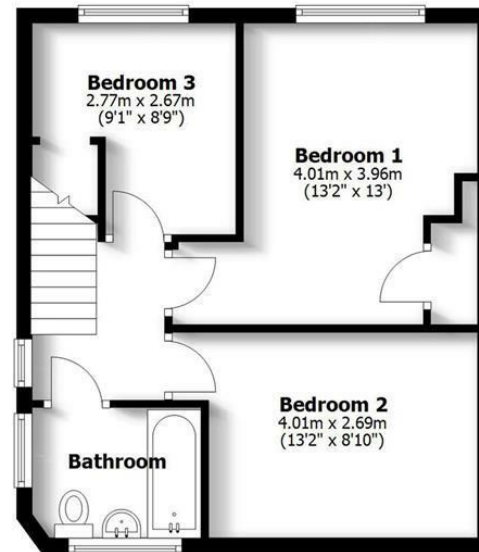
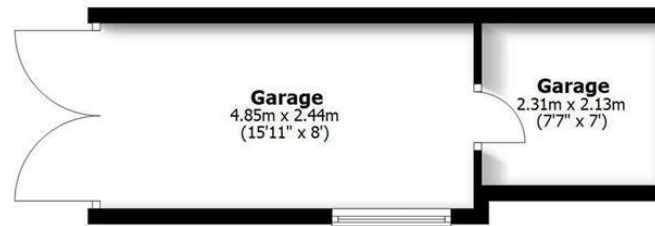
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



89 Lamb Crescent
Wombourne



Ground Floor



First Floor

HOUSE: 91.6sq.m. 986sq.ft.
 GARAGE: 16.9sq.m. 182sq.ft.
TOTAL: 108.5sq.m. 1168sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE

