



36 Market Lane, Wolverhampton, WV4 4UJ

BERRIMAN
EATON

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This is a charming semi-detached cottage with off road parking along a private driveway and a large garden with open views across the Countryside. The internal accommodation briefly comprises entrance hall, lounge, conservatory, dining kitchen and downstairs shower room. To the first floor there are three good sized bedrooms. The property benefits from majority double glazed and central heating.

EPC : F
WOMBOURNE OFFICE

LOCATION

Market Lane is situated amid South Staffordshire countryside in Lower Penn, between Wombourne and Wightwick and offers a rural location with exceptional views and a popular public house. Neighbouring villages have a range of facilities including schooling in both sectors. Large supermarkets can be found at Perton, Wombourne and Wolverhampton City Centre.

ACCOMMODATION

The ENTRANCE HALL has a wooden door with stained glass leaded insert, tiled floor, storage cupboard with double glazed opaque window to the front elevation and staircase rising to the first floor landing. The SHOWER ROOM has a walk in cubicle, pedestal wash hand basin, low level WC, double glazed opaque window to the front elevation and tiled floor. The LOUNGE has a double glazed window to the front elevation, open fire with decorative surround, wiring for wall lights, radiator, wooden flooring and double glazed sliding patio doors into the CONSERVATORY. This has a glass roof with windows, radiator and single glazed French doors overlooking the garden with picturesque views across the fields. The KITCHEN/DINING ROOM is fitted with a handmade country style kitchen with fitted worksurfaces, inset Belfast sink with space and plumbing for a washing machine, dishwasher and space for a tumble dryer and Range style oven. There is a wooden stable door giving access to the rear garden, double glazed windows to the rear and side elevations, understairs storage cupboard and an original 1930's cast iron cooking Range (not presently functional). There are existing foundations for an additional storey to be added above the kitchen, subject to gaining the relevant permission.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed window to the rear elevation, radiator and loft access, this is boarded with a pull down ladder. The PRINCIPAL BEDROOM has double glazed windows to the front and rear elevations and a radiator. DOUBLE BEDROOM 2 has double glazed window to the front elevation and radiator. BEDROOM 3 has a double glazed window to the rear elevation and radiator.

OUTSIDE

The property can be found along a private road off Market Lane with off road parking to the front of the property on a GRAVELLED DRIVE with planted fore garden and wooden trellis. Opposite the property is a gas tank with a hedged border. There is a shared side passageway which gives access to the REAR GARDEN. This is a particular feature of the property due to its size and far reaching views across the Countryside. There is a paved path which leads to a raised hardstanding which has power, water and drainage in place, wooden shed, full length lawned area and fencing to the borders with an array of established shrubs and a wildflower meadow at the bottom.

We are informed by the Vendors that mains drainage and electricity 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 / 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
£299,950

EPC: F

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.



**36 MARKET LANE
LOWER PENN**

TOTAL: 86.7sq.m. 933sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



