36 Green Lane, Wolverhampton, WV6 9HX

BERRIMAN
EATON

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A delightfully situated semi-detached property standing within easy reach of both Codsall and Bilbrook.

LOCATION

A superbly presented semi-detached residence situated in a well-established residential area, close to local amenities and within easy travelling distance of Wolverhampton city centre. Regular bus services are available and the area is well served by a variety of schools, both independent and maintained.

DESCRIPTION

36 Green Lane is an attractive bay fronted semi-detached property providing well-proportioned accommodation over ground and first floor. The property benefits from modern kitchen and bathroom suites, double glazed windows and gas fired central heating.

ACCOMMODATION

Double glazed French doors open into the PORCH with a further door opening into the HALL. The hall has under stairs storage space and a door opening into the LOUNGE with coved ceiling and a double glazed window to the front. The DINING KITCHEN is a generous size comprising a range of wall and base mounted units and fitted work top and tiled splash back, a breakfast bar, sink and drainer, a range style cooker with an extractor above, an intergarted fridge and dishwasher, a double glazed window and door to the rear and a door opening into the LAUNDRY with space for a washing machine and tumble dryer and a stainless steel sink and drainer. There is a double glazed door to the rear and access to the GUEST CLOAKROOM with a WC, wash basin and a double glazed front window.

Stairs rise to the FIRST FLOOR LANDING. BEDROOM ONE is a double room with a double glazed front window and fitted wardrobes. BEDROOM TWO is also a double room in size with a built in wardrobe and double glazed rear window. BEDROOM THREE has a double glazed window to the rear. The BATHROOM has a panelled bath with a wash basin, WC, and a double glazed window.

OUTSIDE

The property sits behind a gravelled DRIVEWAY affording off street parking and there is gated side access to the CARPORT leading to the REAR GARDEN which is a good size, with a paved terrace and steps up to the lawn with a useful garden shed.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND B – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.
The property is FREEHOLD.
Broadband – Ofcom checker shows Standard, Superfast and 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
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.
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 Around
£270,000

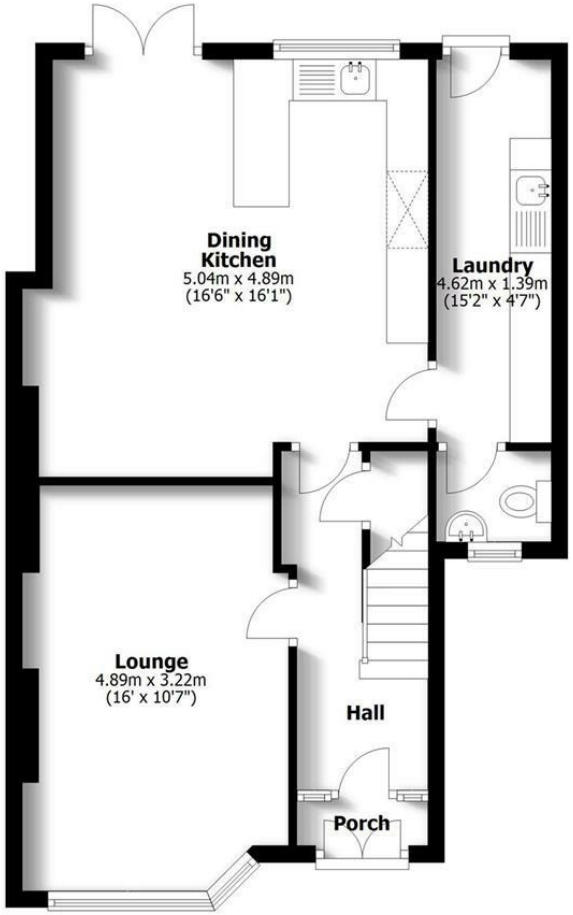
EPC: D

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.

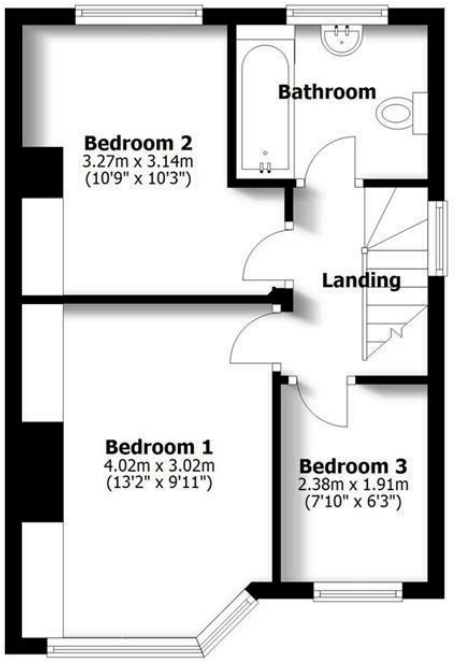
36 GREEN LANE
CLAREGATE

TOTAL: 90.7sq.m. 977sq.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