105 Green Lane, Wolverhampton, WV6 9HB

BERRIMAN
EATON

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A three-bedroom semi-detached property in a popular residential area which has been refurbished by the current owner providing well appointment accommodation and benefitting from a large garden and a driveway. No upward chain

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 mainstreamed.

DESCRIPTION

105 Green Lane comes with the benefit of no upward chain. This traditional three-bedroom semi-detached property has been refurbished by the current owner providing well-presented accommodation arranged over to floors. The internal accommodation briefly comprises two reception rooms, a kitchen, three bedrooms and a bathroom. To the front is a driveway providing off-road parking and a generous garden to the rear.

ACCOMMODATION

A double glazed door opens into the PORCH with double glazed windows and a door opening into the HALL with an understairs storage cupboard. From there a door leads into the LOUNGE with a double glazed bay window to the front elevation. The KITCHEN is well appointed and comprises wall and base shaker style units with fitted work surfaces, integrated appliances including an oven, hob and slimline dishwasher, space for a fridge freezer, a stainless steel sink, a double glazed side window and a door to the rear. The DINING ROOM has double glazed windows and a door to the CONSERVATORY having double glazed windows and a French door to the rear.

Stairs rise to the LANDING with access to the boarded loft which has double glazed roof lights. BEDROOM ONE is a double room in size with a double glazed walk in bay window to the front elevation. BEDROOM TWO is also a double room with a double glazed rear window and BEDROOM THREE has a double glazed rear window. The BATHROOM comprises a modern suite with a panelled bath and shower, a vanity unit with a wash basin and cupboards beneath, WC, a heated towel radiator and a wall mounted gas central heating boiler.

OUTSIDE

The property sits behind a brick boundary wall and a gravelled DRIVEWAY providing off street parking. There is gated side access to the private and generous size REAR GARDEN with a paved patio and a large area of lawn.

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.

Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£259,950

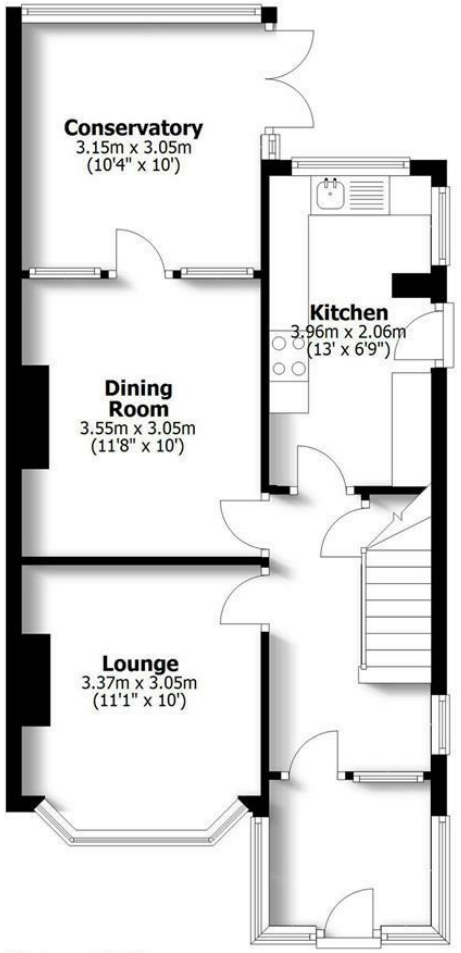
EPC: D

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.

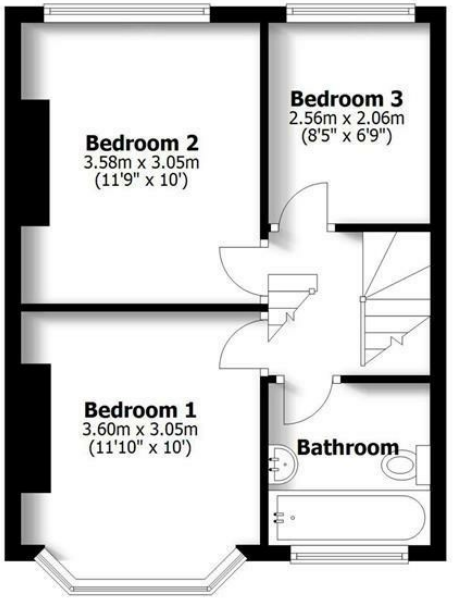
105 Green Lane
Wolverhampton

TOTAL: 106.4sq.m. 1145sq.ft.

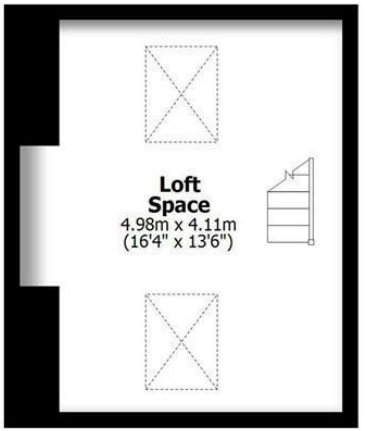
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor



Second Floor

FAMILY IS
everything