1A Bull Meadow Lane, Wombourne, Wolverhampton, WV5 9DE

BERRIMAN
EATON

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This is a modern extended detached family home which benefits from off road parking, garage and an established and private rear garden. The internal accommodation briefly comprises entrance hall, lounge, dining room, breakfast kitchen, cloakroom/wc and office/third reception room to the ground floor. To the first floor there are four double bedrooms with a Jack & Jill Bathroom to the principal bedroom and an en-suite to the second. The property benefits from central heating and double glazing.

EPC : TO FOLLOW
WOMBOURNE OFFICE

LOCATION

Bull Meadow Lane is within walking distance of Wombourne Village Centre and conveniently placed for bus services to neighbouring towns with Wolverhampton having a regular service. There are a variety of shopping facilities within Wombourne as well as the two Supermarkets situated on Bridgnorth Road. There are lovely walks available on the nearby Pickerills Hill and railway walk which links to the Canal.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL is accessed through a composite door, the staircase rises to the first floor landing with a storage area beneath, radiator and doors into the kitchen and the LOUNGE. This has a walk-in bay window to the front elevation, radiator, pebble effect gas fire with limestone fireplace surround and door into the DINING ROOM which has a double glazed patio door onto the rear garden and radiator. The BREAKFAST KITCHEN is fitted with a range of wall and base units with complementary granite work surfaces, inset one and a half sink and drainer with mixer tap. There is an integrated double oven with 5 ring gas hob and fitted chimney extractor. There are spaces for appliances including fridge, freezer, dishwasher and plumbing for washing machine and tumble dryer. There is a double glazed window to the rear elevation, spotlights, tiled walls and doorway into the LOBBY which has a door to the GARAGE which has a wall mounted combination gas boiler and an electronic roller shutter door. The CLOAKROOM has a low level WC which incorporates a wash hand basin and mixer tap, tiling to the floor and part tiling to the walls, spotlights and radiator. The OFFICE/THIRD RECEPTION ROOM has a UPVC double glazed leaded door to the rear garden, double glazed window to the rear elevation and vertical radiator.

The staircase rises to the FIRST FLOOR LANDING which has a light tunnel, airing cupboard and radiator. The FAMILY BATHROOM benefits from a curved shower cubicle with multi headed shower, bath with mixer tap, wash hand basin and mixer tap, low level WC, heated ladder towel rail, double glazed opaque window to the side elevation, spotlights, light tunnel and connecting door into the PRINCIPAL BEDROOM which has two double glazed windows to the rear elevation and radiator. DOUBLE BEDROOM 2 has a double glazed window to the front elevation, radiator and door into the EN-SUITE which has a shower cubicle, pedestal wash hand basin and mixer tap, low level WC, heated ladder towel rail, double glazed opaque window to the side elevation, spotlights and tiled walls. DOUBLE BEDROOM 3 has a double glazed window to the rear elevation and radiator. DOUBLE BEDROOM 4 has two double glazed windows to the front elevation, storage cupboard over the stairs recess and radiator.

OUTSIDE

To the front of the property there is a tarmac DRIVEWAY affording off road parking for several vehicles, fence and hedge to the border and gives access to the entrance and garage. The REAR GARDEN has a paved patio area, large lawn, established and well planted borders, a fence to the boundary and a fitted electric sun shade.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND E – 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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www.berrimaneaton.co.uk

Offers In The Region Of
£485,000

EPC:

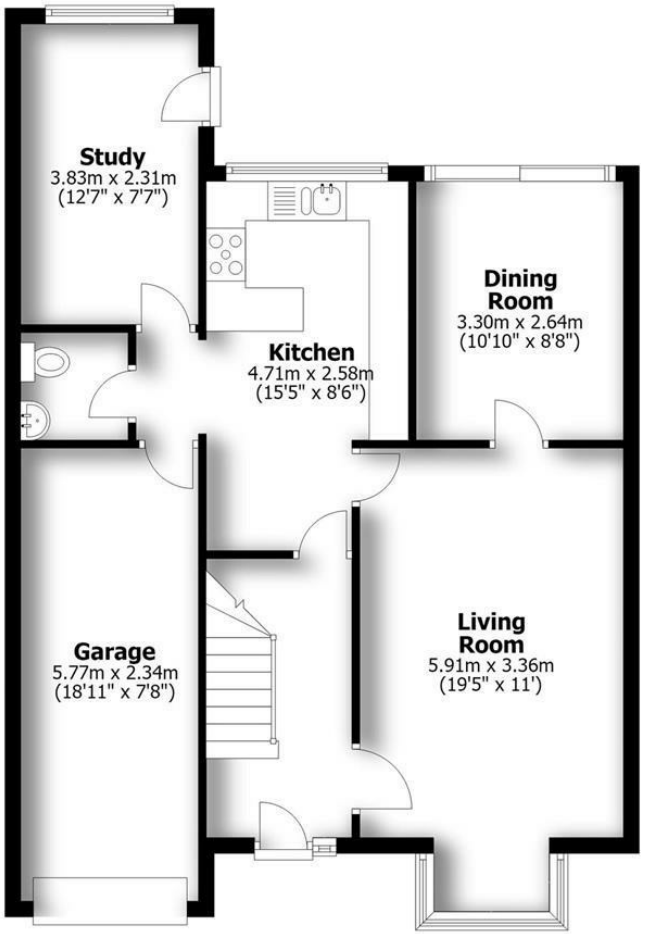
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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

1A Bull Meadow Lane

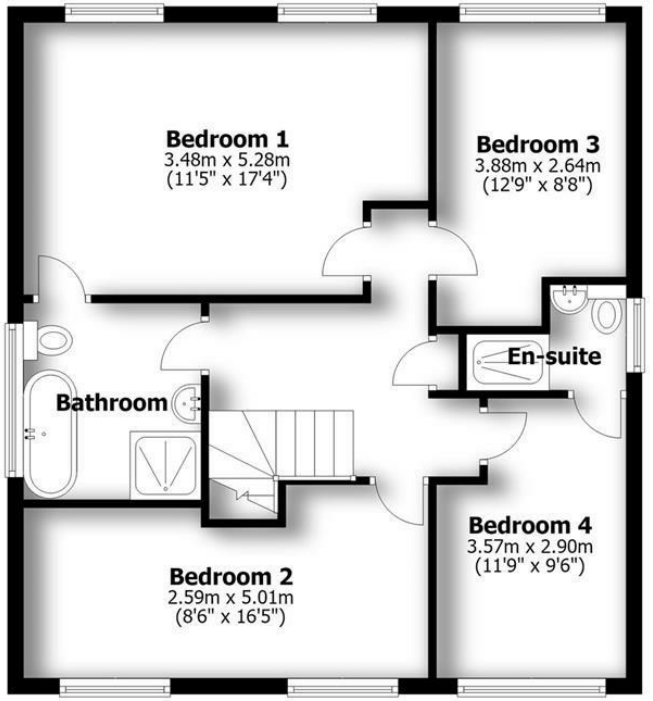
Wombourne

HOUSE:	123.8sq.m.	1333sq.ft.
GARAGE:	13.5sq.m.	145sq.ft.
TOTAL:	**137.3sq.m.**	**1478sq.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