66 Billy Buns Lane, Wombourne, Wolverhampton, South Staffordshire, WV5 9BP

BERRIMAN
EATON

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This is a traditionally appointed semi-detached property which has off road parking for several vehicles and a south facing rear garden. The internal accommodation briefly comprises entrance hall, lounge, dining kitchen, playroom/home office, shower room and utility with storage in the partially converted garage to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property benefits from central heating and double glazing.

EPC : TO FOLLOW
WOMBOURNE OFFICE

LOCATION

Billy Buns Lane is a sought after address within easy reach of the fashionable village of Wombourne with its wide range of amenities including local shops, library, post office, eateries, doctors and dentists surgeries together with the leisure centre and the cricket green. Furthermore, there are walks nearby with Bratch Locks and the Wombrook. There is convenient access to the A449 which provides a quick route to the more extensive facilities afforded by Wolverhampton City Centre, Sedgley, Dudley, Stourbridge and beyond together with the open spaces of Himley Park and Baggeridge Country Park. The area is well served by reputable schooling for all age groups.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL is accessed through a composite door with opaque inserts, staircase rising to the first floor landing and a storage cupboard which has a double glazed window to the front elevation and a wall mounted central heating boiler. The LOUNGE has an open fireplace, double glazed window to the front elevation and radiator. The KITCHEN is fitted with handmade base units with a Belfast sink with mixer tap recessed into the bay window. There is a central island, space for an oven and walk in pantry. The DINING AREA has double glazed sliding patio doors into the rear garden, Optimist fire and radiator. The PLAY ROOM/HOME OFFICE has a double glazed door to the rear garden, two double glazed windows to the rear elevation and door into the SHOWER ROOM which has a shower cubicle, wash hand basin and mixer tap and low level WC. The GARAGE has been partly converted to offer a LAUNDRY AREA with plumbing and space for a washing machine and tumble dryer which leaves a storage area and an electronically operated roller shutter door.

The staircase rises to the FIRST FLOOR LANDING which has balustrades, double glazed opaque window to the side elevation and loft access with a pull down ladder. DOUBLE BEDROOM 1 has a double glazed window to the front elevation and radiator. DOUBLE BEDROOM 2 has double glazed windows to the rear elevation, fitted wardrobe and radiator. BEDROOM 3 has a double glazed window to the rear elevation and radiator. The BATHROOM is fitted with a white suite which comprises a bath with shower and screen over, low level WC, vanity wash hand basin and mixer tap, heated ladder towel rail and double glazed opaque window to the front elevation.

OUTSIDE

To the front of the property there is a block paved DRIVEWAY offering off road parking for several vehicles. The REAR GARDEN has a raised decking area with steps leading down to a lawn and gravelled area with raised and well planted borders with a fence to the boundary. There is a GARDEN ROOM with two windows which could be converted to a home office. The SUMMER HOUSE has double glazed French doors and windows to the front and side, there is power, but it will need to be re-connected.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – 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

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 In The Region Of
£350,000

EPC: C

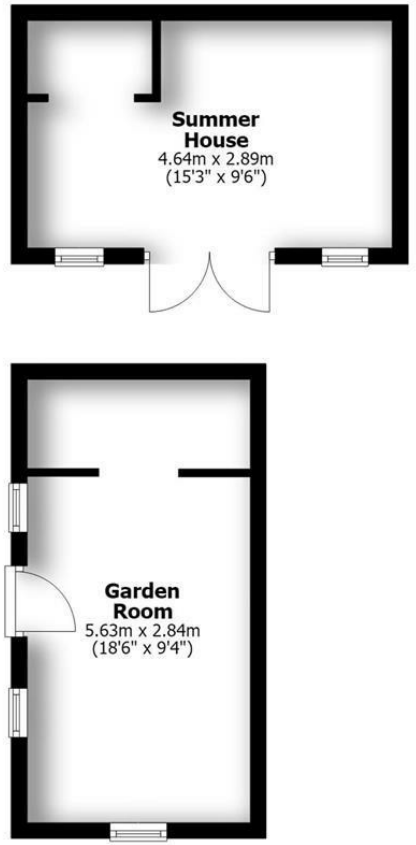
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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

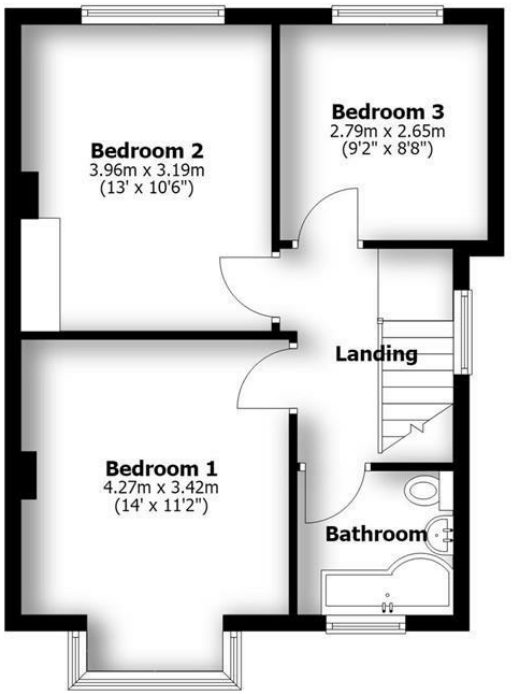
66 BILLY BUNS LANE
WOMBOURNE

HOUSE:	110.1sq.m.	1185sq.ft.
STORE ROOM:	6sq.m.	64sq.ft.
OUTBUILDINGS:	29.4sq.m.	317sq.ft.
TOTAL:	**145.5sq.m.**	**1566sq.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