18 Showell Lane, Wolverhampton, WV4 4UA

BERRIMAN
EATON

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This is a charming, detached family home which needs some updating but benefits from a private gated position with off road parking, garage, enclosed carport and established and well stocked rear garde. The internal accommodation briefly comprises entrance hall, lounge, dining room, kitchen/dining room, utility, cloakroom/wc and conservatory to the ground floor. To the first floor there are four double bedrooms, bathroom with separate water closet. The property benefits from central heating, double glazing and no upward chain.

EPC: D
WOMBOURNE OFFICE

LOCATION

The property stands in a highly desirable area surrounded by houses of similar quality and has long since been regarded as one of the most sought after locations within the locality in a lovely position on the fringes of the Wolverhampton and South Staffordshire borders within easy access of Wombourne village, the local facilities afforded by Penn and the city centre.

DESCRIPTION

This is a charming, detached family home which needs some updating but benefits from a private gated position with off road parking, garage, enclosed carport and established and well stocked rear garde. The internal accommodation briefly comprises entrance hall, lounge, dining room, kitchen/dining room, utility, cloakroom/wc and conservatory to the ground floor. To the first floor there are four double bedrooms, bathroom with separate water closet. The property benefits from central heating, double glazing and no upward chain.

ACCOMMODATION

The ENTRANCE HALL is accessed through a bespoke wooden door with stained glass insert, the staircase rises to the first floor landing and has a storage cupboard underneath, there is a double glazed leaded window to the side elevation and radiator. The LOUNGE has a double glazed leaded door to the front elevation, two double glazed leaded panels to the front elevation, two single glazed leaded windows to the rear elevation, open fire, radiator, wiring for wall lights and decorative coving. The DINING ROOM has a double glazed leaded door to the rear garden, with matching side panels and radiator. The KITCHEN/DINING ROOM is fitted with a range of wall and base unit with complementary work surfaces, inset stainless steel double sink with mixer tap, integrated ceramic hob, fitted extractor, Rayburn oven. There are two double glazed leaded windows to the front and rear elevations and wooden double doors into the conservatory, tiled floor and door into the UTILITY which has plumbing and space for washing machine and tumble dryer; wash hand basin and door into the CLOAKROOM which has a low level WC. The CONSERVATORY is double glazed construction with a polycarbonate roof, French doors onto the rear garden and door into the GARAGE. This has roller shutter door, glazed window to the side elevation and wall mounted central heating boiler. Adjacent to the garage is an enclosed carport with roller shutter doors to the front and rear and a polycarbonate roof.

The staircase rises to the FIRST FLOOR LANDING which has three double glazed leaded windows to the front elevation, radiator and loft access. DOUBLE BEDROOM 1 has a double glazed leaded window to the front elevation, two double glazed windows to the rear, vanity wash hand basin, radiator and fitted wardrobes. DOUBLE BEDROOM 2 has double glazed leaded window to the rear elevation, vanity wash hand basin, radiator and wiring for wall lights. DOUBLE BEDROOM 3 has a double glazed window to the rear elevation and radiator. BEDROOM 4 has a double glazed leaded window to the side elevation, double glazed window to the side elevation, fitted wardrobe and radiator. The BATHROOM is fitted with a white suite which comprises walk in shower cubicle, freestanding roll edge bath, pedestal wash hand basin, low level WC, heated ladder towel rail, double glazed leaded window to the rear elevation and part tiling to walls.

OUTSIDE

The property occupies a private position behind a very well established hedge with metal gates giving access to a tarmac DRIVEWAY affording off road parking for several vehicles and giving access to the garage and car port. There is a front lawn with well stocked and planted borders and side gated access into the REAR GARDEN which has a paved patio, lawn with an array of matured shrubs and bushes with fencing and hedging to the boundary.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND G – 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
£475,000

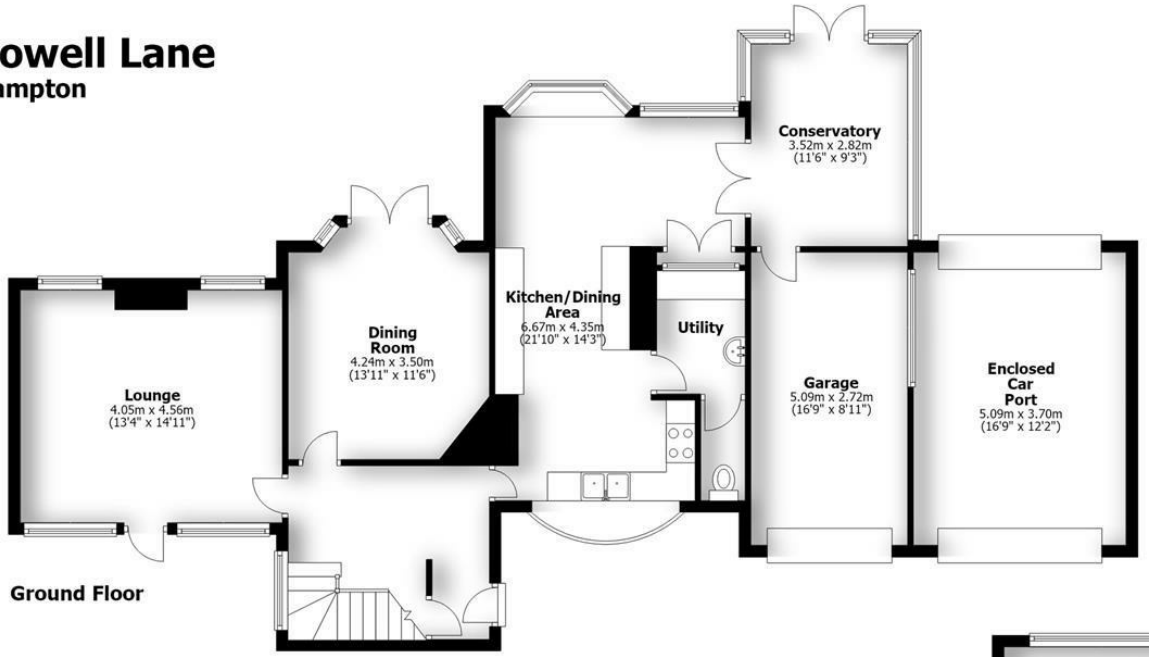
EPC: D

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.

18 Showell Lane
Wolverhampton

HOUSE:	157.3sq.m.	1694sq.ft.
GARAGE:	13.9sq.m.	149sq.ft.
CARPORT:	18.8sq.m.	203sq.ft.
TOTAL:	**190sq.m.**	**2046sq.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