



72 MEADOW LANE
WOLVERHAMPTON, WV5 9BU

OFFERS IN THE REGION OF £225,000
FREEHOLD

Well proportioned traditional three bedroom semi-detached home situated in an extremely popular and sought after location close to Wombourne Village. Whilst requiring general refurbishment throughout, the property offers huge scope for further improvement with spacious accommodation comprising entrance hall, through living room, kitchen, three double bedrooms, bathroom, separate w.c, garage and two large store rooms. Pleasant garden to rear and driveway to front.



72 MEADOW LANE

- Extremely Popular Location • Three Bedroom
- Semi-Detached Home • Requires General
- Refurbishment Throughout • Close To
- Wombourne Village • Driveway Providing Off
- Road Parking • Through Living Room



APPROACH

The property is approached via a driveway providing off road parking with an adjacent lawned garden.

ENTRANCE HALL

Staircase to the first floor and doors to the living room and kitchen.

THROUGH LIVING ROOM

Double glazed bow window to the front, double glazed window to the rear.

KITCHEN

Double glazed window to the front, tiled floor, gas fire and two built in store cupboards.

FIRST FLOOR LANDING

Double glazed obscure window to the rear, built in airing cupboard and doors to:

BEDROOM ONE

Double glazed window to the front.

BEDROOM TWO

Double glazed window to the front.

BEDROOM THREE

Double glazed window to the rear.

BATHROOM

Double glazed obscure window to the rear, wash hand basin and paneled bath.

SEPARATE W.C

High flush W.C.

GARDEN

To the rear of the property is a pleasant garden with a paved patio area and lawn beyond.

GARAGE

TENURE Freehold

The property is freehold.

COUNCIL TAX

Staffordshire Council - Tax Band B

SERVICES

The agent understands that mains gas, electricity, water and drainage are available.

BROADBAND

Ofcom checker shows Standard , Superfast & Ultrafast are available

Ofcom provides an overview of what is available. Potential purchasers should

contact their preferred supplier to confirm availability and speed

OTHER INFORMATION

The agent understands that a grant of probate is required which has not yet been issued.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements