



25 Walk Lane, Wombourne, Wolverhampton, Staffordshire, WV5 9HH

BERRIMAN  
EATON

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Walk Lane is a well proportioned detached family home which benefits from ample off road parking, carport, garage and a large rear garden.  
(WOMBOURNE OFFICE)

## LOCATION

Walk Lane is located a short walk away from Wombourne village centre with its wide variety of local facilities together with regular public transport services to the further, more extensive amenities afforded by Wolverhampton City Centre, Dudley, Merry Hill and Stourbridge. There is also a good selection of well-maintained public footpaths for countryside walks as well as the canals and disused railway line. Wombourne High School, Westfield Community and St Benedict's Primary Schools are also within convenient travelling distance.

## DESCRIPTION

Walk Lane is a well proportioned detached family home which benefits from ample off road parking, carport, garage and a large rear garden. The internal accommodation briefly comprises recently re-fitted modern kitchen, large open plan living room, utility and downstairs cloakroom to the ground floor. To the first floor are three generous bedrooms, en-suite to the principal bedroom and a spacious family bathroom. The property benefits from central heating and double glazing.

## ACCOMMODATION

A wooden door with decorative opaque insert and side panels leads into the ENTRANCE HALLWAY having decorative mosaic tiled floor, staircase rising to the first floor landing with wooden balustrades, radiator and double glazed opaque window to the side elevation. Access into the recently installed modern, high quality KITCHEN comprising high gloss wall and base units with granite work surfaces and inset 1½ bowl sink unit with Quooker Tap. Integrated appliances including double Neff oven, 5 ring gas hob and fitted extractor over. Space for a large American style fridge freezer, integrated dishwasher and spotlights. Under floor heating and double glazed leaded bay window to the front elevation. The large open plan LIVING AREA has an Adam style marble fireplace with inset electric fire, decorative coving, ceiling and wall mouldings, wall light points and double glazed sliding patio doors onto the rear garden. A door leads through to the LAUNDRY ROOM having fitted work surface with inset circular sink with mixer tap and cupboard beneath, wall units, space and plumbing for washing machine and tumble dryer. Wall mounted central heating boiler. Part tiled walls, tiled floor, double glazed window and door into the downstairs CLOAKROOM which has low level W.C., wash hand basin, part tiled walls, double glazed opaque window to the side elevation and a door into the garage. The GARAGE has wooden double opening doors and has power and lighting.

The staircase rises to the first floor LANDING with wooden balustrades and double glazed opaque window to the side elevation and radiator. The large BATHROOM is fitted with a white Heritage style suite comprising corner bath, free standing shower cubicle with electric shower, pedestal wash hand basin, bidet, W.C., part panelled walls, decorative coving, radiator, spotlights and double glazed opaque window to the side elevation. The PRINCIPAL BEDROOM has a range of fitted bedroom furniture including wardrobes, drawers, overhead storage and mirrored storage. Double glazed window to the rear elevation and loft access. The EN-SUITE has walk-in shower cubicle with electric shower, pedestal wash hand basin, low level W.C., radiator, decorative coving, part tiled walls and double glazed opaque window to the side elevation. BEDROOM TWO has wardrobes with overhead storage, fitted dressing table with built-in shelving and storage beneath, radiator and double glazed window to the front elevation. BEDROOM THREE has a radiator and double glazed window to the front elevation.

## OUTSIDE

There is a gravelled driveway providing off road parking for several vehicles, hedging to the border and part fencing. Access through the carport to the garage. The rear garden has a full paved patio area, pathway with a raised planted gravelled border leading to large lawn, gravelled borders, holly hedge and fencing to the boundary. Ornamental pond with decorative wooden bridge over. There is a sun patio, additional raised border and access to a large detached brick-built Store Room which has wooden door and glazed windows (possibility of converting to a Home Office subject to necessary consents).

## TENURE

FREEHOLD

## SERVICES

We are informed by the Vendors that all main services are installed.

## COUNCIL TAX

BAND D – South Staffordshire DC

## POSSESSION

Vacant possession will be given on completion.

## VIEWING

Please contact the Wombourne office.

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

### Lettings Office

01902 749974

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### Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

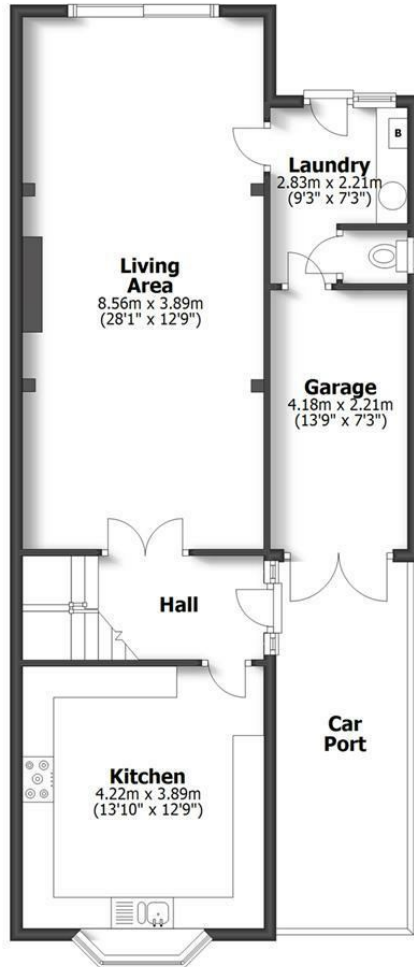
Offers Around  
£465,000

EPC: E

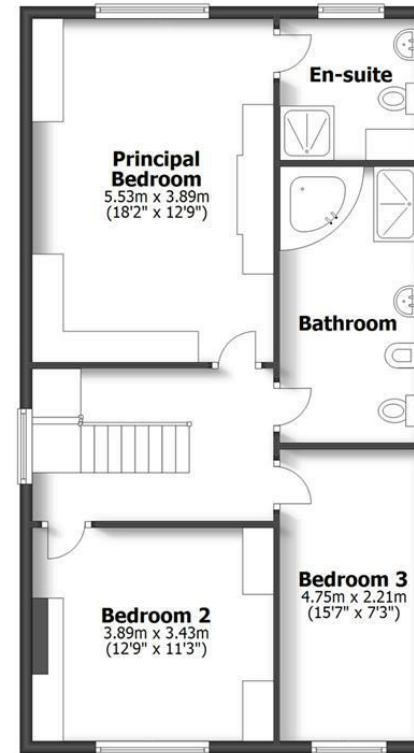
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



**25 WALK LANE  
WOMBOURNE**



**Ground Floor**



**First Floor**

HOUSE: 135.8sq.m. 1462sq.ft.  
 GARAGE: 9.2sq.m. 99sq.ft.  
**TOTAL: 145sq.m. 1561sq.ft.**

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

