



30 Sytch Lane, Wombourne, Wolverhampton, WV5 0JR

BERRIMAN
EATON

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30 Sytch Lane is a detached home which would benefit from some cosmetic updating. There is a driveway providing off road parking, car port, garage and private rear garden. The property benefits from central heating, double glazing and no upward chain.

(WOMBOURNE OFFICE)
EPC: E

LOCATION

Sytch Lane stands on the fringe of the South Staffordshire village of Wombourne within easy reach of the thriving village centre. Wombourne provides a full array of local amenities including doctors and dental surgeries, supermarket and highly regarded schooling. The more extensive amenities of Wolverhampton City Centre itself are within convenient travelling distance and the M5, M6, M6 Toll and M54 motorways facilitate travel to Birmingham, Telford and the entire industrial West Midlands.

DESCRIPTION

30 Sytch Lane is a detached home which would benefit from some cosmetic updating. There is a driveway providing off road parking, car port, garage and private rear garden. The internal accommodation briefly comprises cloakroom/wc, living room, dining room and breakfast kitchen to the ground floor. To the first floor there are three good sized bedrooms, en-suite and shower room. The property benefits from central heating, double glazing and no upward chain.

ACCOMMODATION

The ENTRANCE HALLWAY has a uPVC door with leaded opaque panel and matching side windows. The staircase rises to the first floor landing. There is a downstairs CLOAKROOM with low level W.C. and a pedestal wash hand basin with tiled splashback, double glazed opaque leaded window to the front elevation. The LIVING ROOM has a brick feature fireplace with open fire place and tiled hearth, radiator, a beamed ceiling and a double glazed leaded bay window to the front elevation. Double doors lead into the DINING ROOM has a radiator, beamed ceiling, a double glazed window to the rear elevation and a double glazed door leading to the rear garden. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces and inset 1½ bowl sink unit with mixer tap. Integrated double oven, microwave and a four ring ceramic hob with extractor hood over. Space and plumbing for washing machine. Tiled splash back, radiator, a double glazed window to the rear elevation and a double glazed door to the side.

The staircase rises to the first floor LANDING with a double glazed window to the side elevation, loft access and an Airing Cupboard housing the hot water cylinder. BEDROOM ONE has a radiator, fitted storage cupboard and a double glazed window to the rear elevation. The EN-SUITE has a walk-in shower cubicle, wash hand basin and a low level W.C. Part tiled walls, radiator and a double glazed opaque window to the side elevation. BEDROOM TWO has a radiator and a double glazed leaded window to the front elevation. BEDROOM THREE has a radiator, fitted storage cupboard with shelving and hanging rail and a double glazed leaded window to the front elevation. The SHOWER ROOM is fitted with a curved cubicle, pedestal wash hand basin and low level W.C. Part tiling to the walls, radiator and a double glazed opaque window to the side elevation.

OUTSIDE

The property has a block paved driveway in a herringbone style providing off road parking and flanked by a shaped lawned foregarden with a laurel hedge to the boundary. The driveway gives access to the car port and GARAGE which has an elevating door. The is gated side access to the rear garden. The rear garden has a paved patio area, large lawn and an ornamental pond with hedges to the boundary. There is a brick built storeroom to the rear of the garage.

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

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Lettings Office

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Worcestershire Office

01562 546969

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Offers Around
£350,000

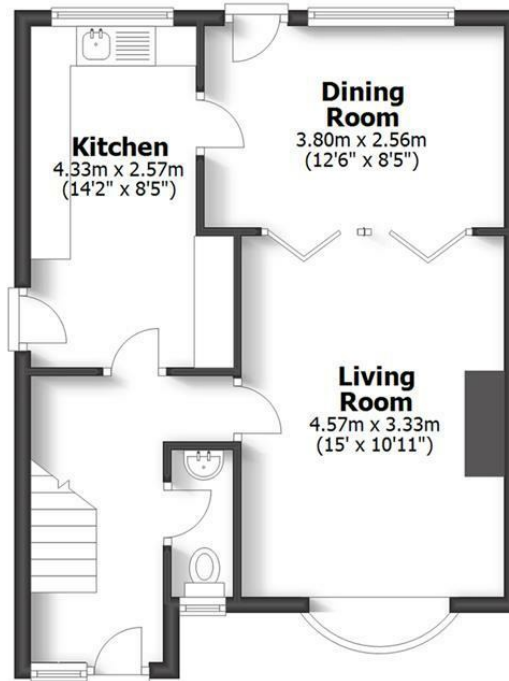
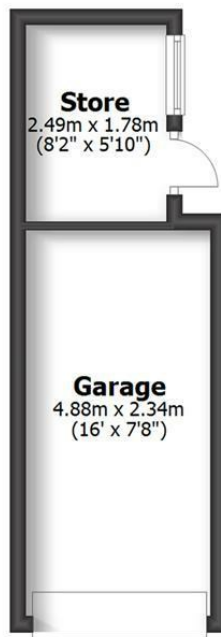
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IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and 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.

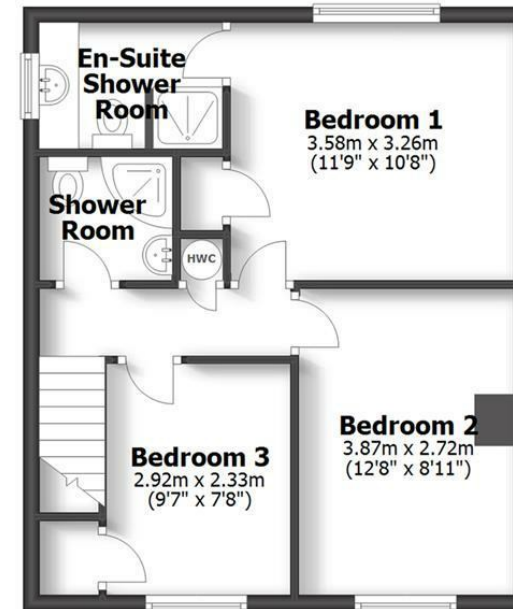


30 Sytch Lane
Wombourne

HOUSE: 88.6sq.m. 954sq.ft.
 GARAGE: 16sq.m. 172sq.ft.
TOTAL: 104.6sq.m. 1126sq.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

