



99 Giggetty Lane, Wombourne, Wolverhampton, WV5 0AY

BERRIMAN  
EATON

# 99 Giggetty Lane, Wombourne, Wolverhampton, WV5 0AY

Giggetty Lane is an extended semi detached property with a generous driveway affording off road parking for several vehicles and a large rear garden which has gated access to the Brickbridge playing fields. The internal accommodation briefly comprises living room, orangery, dining room, fitted dining kitchen and cloakroom/wc to the ground floor. To the first floor there are three double bedrooms and a bathroom fitted with a white suite. The property benefits from central heating and double glazing.

EPC : D  
WOMBOURNE OFFICE

## LOCATION

Giggetty Lane is the connecting road for both Planks Lane and Common Road which gives easy access to the centre of Wombourne Village which offers a wide variety of amenities including shops, bank, library, doctors and dentists surgeries and leisure facilities. Public transport is nearby together with both independent and maintained schools. For nature enthusiasts and dog walkers the Wombrook Walk and picturesque Staffs & Worcester Canal is just around the corner. The property is ideally situated for Blakeley Heath, St Bernadette's and Westfield Primary School as well as Wombourne High School.

## DESCRIPTION

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## ACCOMMODATION

The ENTRANCE HALL is accessed by a composite door with opaque leaded insert, there is a staircase rising to the first floor and radiator. The LIVING ROOM has a double glazed bay window to the first floor, coal effect gas fire and surround, two radiators and double glazed double opening doors into the ORANGERY, this is brick and double glazed construction with French doors onto the garden. The KITCHEN/DINING ROOM is fitted with a range of wall and base units with complementary work surfaces, one and a half sink and drainer with mixer tap, there is plumbing for a washing machine, integrated dishwasher, fridge and freezer, double oven with 4 ring hob and extractor hood. There are double glazed windows to the front and rear, understairs storage pantry, breakfast bar, two radiators, tiled splashback, tiled floor and a double glazed door into the rear garden. The DINING ROOM has a double glazed door to the front of the house, double glazed windows to the rear and side, radiator and door into the CLOAKROOM/WC. This has a low level W/C, wash hand basin, double glazed window to the front elevation and radiator.

The staircase rises to the FIRST FLOOR LANDING where there is a double glazed window to the rear elevation, radiator and airing cupboard housing the wall mounted central heated boiler. The BATHROOM is fitted with a white suite which comprises a P shaped bath with curved screen and shower, vanity wash hand basin and mixer tap, low level W/C, tiling to the walls, two double glazed opaque windows to the rear elevations, spotlights and chrome heated ladder towel rail. DOUBLE BEDROOM 1 has a double glazed window to the front elevation, recess over the stairs and radiator. DOUBLE BEDROOM 2 has a double glazed window to the front elevation, radiator and a range of fitted bedroom furniture including wardrobe with mirrored door, dressing table, overhead storage cupboards and recess over the stairs. BEDROOM 3 has a double glazed window to the rear elevation, radiator and loft access. The LOFT is boarded with a pull down ladder and has skylights.

## OUTSIDE

The property is approached over a block paved driveway suitable for parking several vehicles off road with graveled planting borders beyond a low dwarf wall and fenced boundary. The REAR GARDEN has a private aspect with a gate onto the Brickbridge Playing fields, large decking area with wooden veranda, large lawn, hardstanding for a shed and fence to the boundary.

TENURE We understand that the property is FREEHOLD  
SERVICES We are informed by the Vendors that all main services are installed.  
COUNCIL TAX BAND B – South Staffordshire DC  
POSSESSION Vacant possession will be given on completion.  
VIEWING Please contact the Wombourne office.

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£299,950

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.



**99 GIGGETTY LANE  
WOMBOURNE**

**TOTAL: 100sq.m. 1076sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



