



91 Planks Lane, Wombourne, Wolverhampton, Staffordshire, WV5 8DX

BERRIMAN
EATON

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EPC : D
WOMBOURNE OFFICE

LOCATION

Planks Lane stands within convenient and easy walking distance of the centre of the village of Wombourne which is a highly regarded South Staffordshire village with a comprehensive range of local shopping and leisure facilities including a bank, library, eateries, doctors and dentists. The more extensive amenities of Wolverhampton City Centre, Dudley and Stourbridge are nearby and there is excellent local schooling for all age groups.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL is accessed via a composite door with opaque glass insert and double glazed window to the side elevation. The OPEN PLAN KITCHEN AREA is fitted with a range of high quality wall and base units with complementary quartz worksurfaces with inset one and a half sink and drainer with mixer tap, central island with breakfast bar, integrated appliances including Neff oven and microwave, ceramic hob and extractor hood, dishwasher, fridge and freezer. There are spotlights and bifold doors opening onto the garden. The FAMILY AREA has a double glazed window to the front elevation and spotlights. The INNER HALL has a staircase rising to the first floor landing with storage cupboard beneath, spotlights and radiator. The LIVING ROOM has a double glazed bay window to the front elevation and radiator. The SHOWER ROOM has a cubicle with multi headed shower, pedestal wash hand basin and mixer tap, low level WC, heated ladder towel rail double glazed opaque window to rear elevation, spotlights, tiling to the floor and partly tiled walls. The UTILITY ROOM has a fitted worksurface with inset single drainer sink unit and mixer tap, space and plumbing for a washing machine and tumble dryer and wall mounted central heated boiler. There is a composite door to the rear garden and spotlights.

The staircase rises to the FIRST FLOOR LANDING which has access to the loft. The PRINCIPAL BEDROOM has double glazed window to the front elevation, radiator and door into the EN-SUITE SHOWER ROOM, this has a cubicle with multi headed shower, vanity wash hand basin and mixer tap, incorporating the low level WC. There is a heated ladder towel rail, spotlights, tiling to the floor and walls and double glazed opaque window to the front elevation. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation, radiator and built in storage cupboard. DOUBLE BEDROOM 3 has double glazed windows to the rear and side elevations and radiator. DOUBLE BEDROOM 4 has a double glazed window to the front elevation and radiator. The FAMILY BATHROOM is fitted with a white suite which comprises of a bath with shower over and glazed screen, vanity wash hand basin with mixer tap, low level WC, heated ladder towel rail, tiling to the floor and walls, spotlights and double glazed opaque window to the rear elevation.

OUTSIDE

The property occupies a generous corner position on the corner of Planks Lane and Sandringham Road and has a large gravelled driveway, with planting borders and fencing to the boundary. There is side gated access to the south facing rear garden which is enclosed by a fence with a pedestrian gate to a DETACHED GARAGE, which has lighting and power, with further off road parking and a wooden door from the garage into the GARDEN. The garden has a full width paved patio area, outside tap, exterior lighting, steps to a raised lawn area with a wooden sleeper wall.

TENURE WE UNDERSTAND THAT THE PROPERTY IS FREEHOLD.
SERVICES We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND C – South Staffordshire DC
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Wombourne office.

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01746 766499

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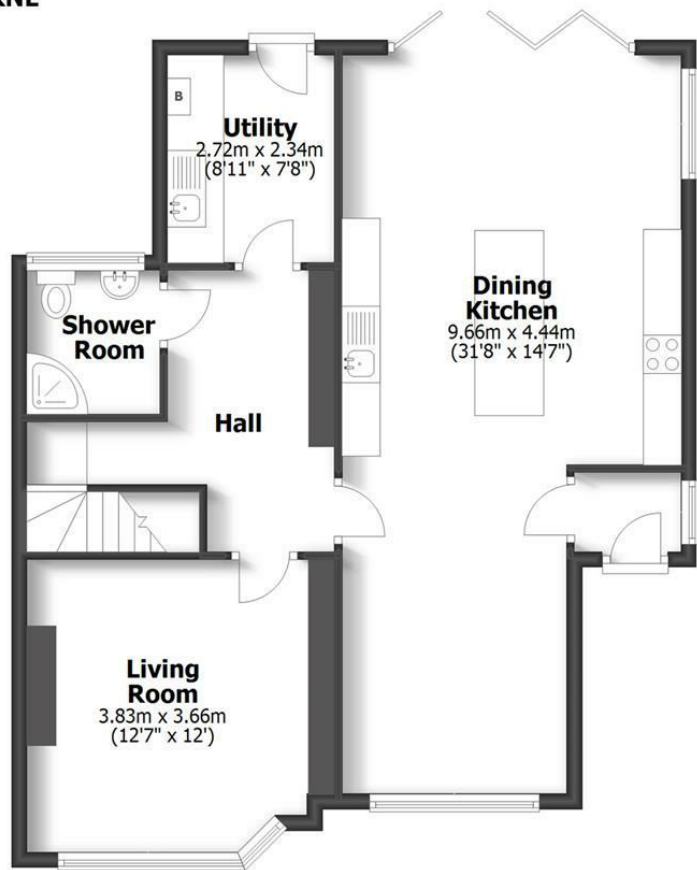
Offers In The Region Of
£375,000

EPC: C

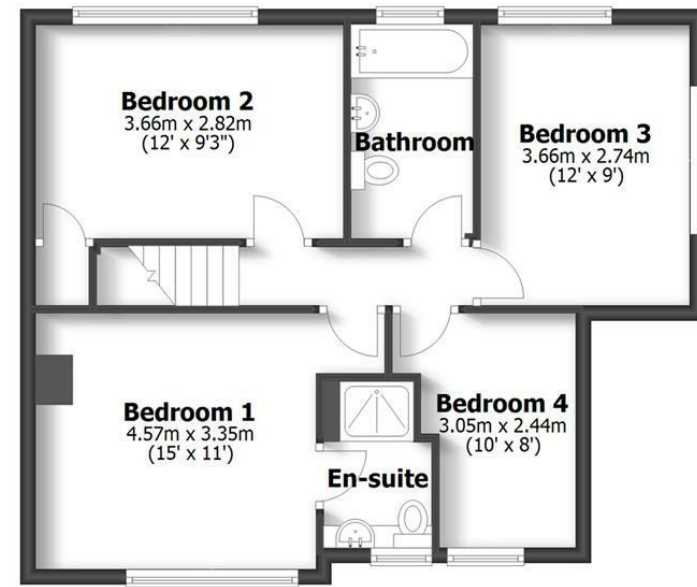
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



**91 PLANKS LANE
WOMBOURNE**



Ground Floor



First Floor

HOUSE: 129.3sq.m. 1392sq.ft.
 GARAGE: 15.6sq.m. 167sq.ft.
TOTAL: 144.9sq.m. 1559sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE

