



27 Bull Meadow Lane, Wombourne, Wolverhampton, South Staffordshire, WV5 9DE

BERRIMAN
EATON

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A semi detached dormer bungalow in excellent condition, with a generous driveway, a low maintenance front garden, partly converted garage and well established rear garden. The property comprises entrance hall, kitchen and dining area, separate utility room, shower room, two double bedrooms and a living room to the ground floor. To the first floor there is a large landing two further bedrooms and a bathroom fitted with a white suite. The property benefits from central heating, double glazing and no upward chain.

EPC : D
WOMBOURNE OFFICE

LOCATION

Bull Meadow Lane is located between Bratch Lane and Billy Buns Lane and is conveniently placed for bus services into, and out of, the village, with all routes converging on Bull Meadow Lane, giving extremely regular services to Wolverhampton, Stourbridge, Dudley and Merry Hill Centre. There are a variety of shopping facilities and amenities within Wombourne as well as lovely walks available on the nearby Railway Walk and Pickerills Hill.

DESCRIPTION

Bull Meadow Lane is a semi detached dormer bungalow which is in very good condition, it has a driveway suitable for parking several cars off road, a gravelled, low maintenance front garden, partly converted garage and enclosed, private, well established rear garden. The internal accommodation briefly comprises entrance hall, kitchen and dining area, separate utility room, shower room, two double bedrooms and a living room to the ground floor. To the first floor there is a large landing two further bedrooms and a bathroom fitted with a white suite. The property benefits from central heating, double glazing and no upward chain.

ACCOMMODATION

The ENTRANCE HALL is accessed through an aluminium door with double glazed opaque glazed full length panel with a double glazed opaque window to the side elevation, radiator and storage cupboard. The SHOWER ROOM has a curved cubicle, vanity wash hand basin with mixer tap, low level WC and double glazed opaque window to the side elevation. The KITCHEN/DINING ROOM is fitted with a range of wall and base units with complementary work surfaces, inset one and a half bowl with drainer and mixer tap, space for oven, integrated fridge and freezer, tiled splashback and serving hatch. The DINING AREA has double glazed French doors leading onto the garden, double glazed window to the rear elevation, radiator and door into the UTILITY ROOM, this was converted using part of the garage and has a double glazed window to the rear, fitted worksurfaces with single drainer sink unit and mixer tap, plumbing and space for washing machine and tumble dryer, radiator, fitted storage cupboards and door into the remaining part of the GARAGE. This is ideal for bin storage and has an elevating door.

The PRINCIPAL BEDROOM has double glazed leaded window to the front elevation and radiator. DOUBLE BEDROOM 2 has been used as a dining room and has a double glazed leaded bay window to the front elevation, double glazed leaded window to the side elevation and radiator. The LIVING ROOM has double glazed window to the rear elevation, double glazed door giving access to the rear garden, raised recessed electric fire and staircase, with wooden balustrades and fitted shelving beneath, rising to the first floor landing.

The LANDING AREA has a large shelving area (recess over the stairs), double glazed skylight and currently has a double bed for family members, which showcases the space. UPSTAIRS BEDROOM 1 has a double glazed skylight to the front elevation and radiator. UPSTAIRS BEDROOM 2 has a double glazed skylight to the rear elevation, radiator and fitted storage cupboard. The BATHROOM is fitted with a white suite which comprises bath with shower over, wash hand basin and low level WC, there is a double glazed skylight and radiator.

OUTSIDE

The property has a dwarf wall to the front with a gravelled foregarden with planted borders and a tarmac driveway suitable for parking several vehicles off road. The REAR GARDEN has a lovely private aspect with views across Pickerills Hill, there is a full width paved patio, well stocked planted borders, lawn, fencing and a wooden summer house.

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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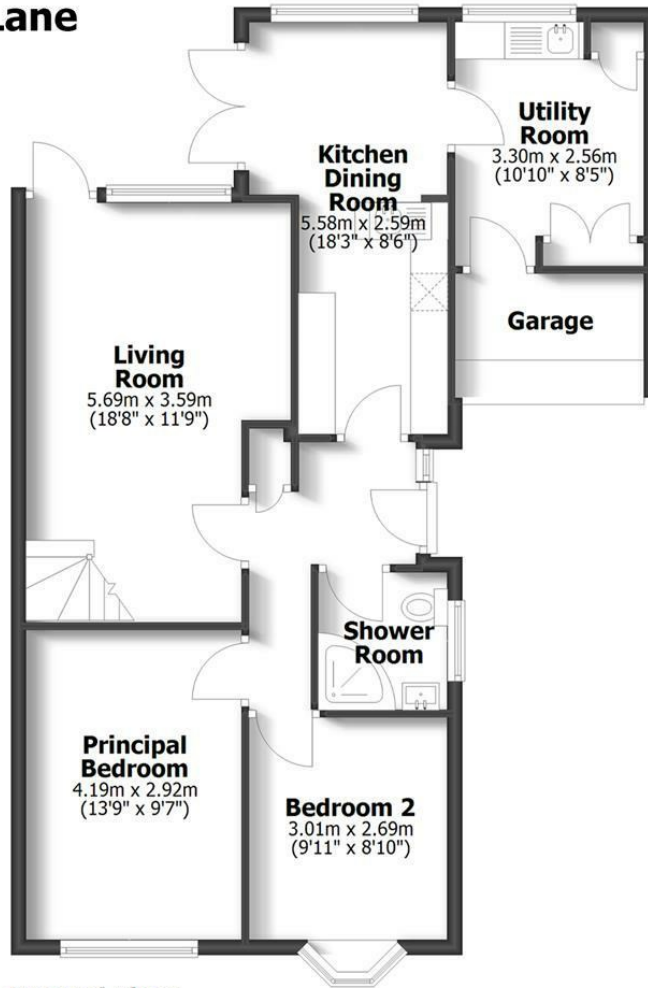
Offers In The Region Of
£350,000

EPC: D

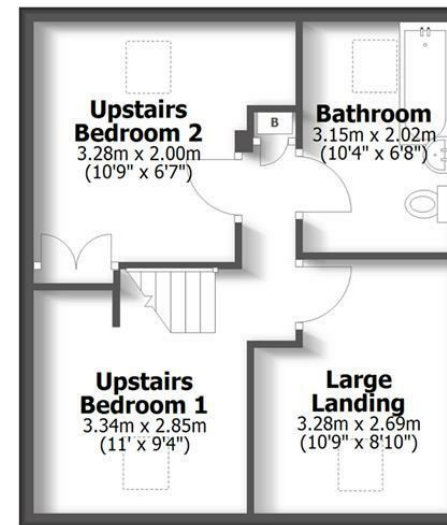
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



27 Bull Meadow Lane
Wombourne



Ground Floor



First Floor

HOUSE: 109.2sq.m. 1175sq.ft.
GARAGE: 3.8sq.m. 41sq.ft.
TOTAL: 113sq.m. 1216sq.ft.

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

