



21 Meadow Lane, Wombourne, Wolverhampton, WV5 9BT

BERRIMAN
EATON

21 Meadow Lane, Wombourne, Wolverhampton, WV5 9BT

This is a mid terraced family home that has been considerably improved upon by the current owners and offers off road parking for several vehicles and a private rear garden. It briefly comprises entrance hall, living room, open plan kitchen and family room to the ground floor. To the first floor there are three double bedrooms and a family bathroom fitted with a white suite. The property benefits from central heating and double glazing.

EPC : D
WOMOBURNE OFFICE

LOCATION

Meadow Lane stands within easy reach of Wombourne village which provides a wide variety of amenities including shops, a bank, doctors and dentists surgeries and a library. There are schools catering for all age groups, with St Benedicts being the closest Primary School. For anyone enjoying outdoor activities there is a cricket, tennis and bowls club within the village green as well as excellent walks along Pickerills Hill. The access to the canal system and railway walk is within walking distance of the house as well as regular buses into neighbouring Wolverhampton, Dudley, Stourbridge and the Merry Hill Centre, the closest bus stop being at the bottom of Bull Meadow Lane.

DESCRIPTION

Meadow Lane is a mid terraced family home that has been considerably improved upon by the current owners during their tenure and offers off road parking for several vehicles and a private rear garden. The internal accommodation briefly comprises entrance hall, living room, open plan kitchen and family room to the ground floor. To the first floor there are three double bedrooms and a family bathroom fitted with a white suite. The property benefits from central heating and double glazing.

ACCOMMODATION

The ENTRANCE HALL has a composite entrance door with opaque inserted panels, radiator and stairs to the first floor landing. The LIVING ROOM has double glazed window to the front elevation, double glazed French doors to the rear garden, radiator and coal effect gas fire with surround. The KITCHEN/FAMILY ROOM has a double glazed window to the front elevation and double glazed French doors to the rear garden. It is fitted with a range of wall and base units with complementary work surfaces, inset one and a half sink and drainer with mixer tap, 5 ring gas hob, integrated appliances including double oven, fridge, freezer, dishwasher and has plumbing for a washing machine. There is a breakfast bar incorporated into the units, spotlights, radiator, understairs storage cupboard and further cupboard which is vented for the tumble dryer. There is a composite door giving access to the front.

The staircase rises to the FIRST FLOOR LANDING which has an airing cupboard, double glazed window to the rear elevation and radiator. The BATHROOM has been enlarged and comprises a white suite which comprises a bath with shower over and glazed screen, vanity wash hand basin, low level WC, heated ladder towel rail, double glazed opaque window to the rear elevation and spotlights. DOUBLE BEDROOM 1 has a double glazed window to the front elevation, radiator and wardrobe. DOUBLE BEDROOM 2 has a double glazed window to the front elevation, fitted wardrobes with shelving above the recess and two radiators. DOUBLE BEDROOM 3 has a double glazed window to the rear elevation and radiator.

OUTSIDE

To the front of the property there is a tarmac driveway suitable for parking several vehicles off road and a hedged border. The REAR GARDEN is well established with a private aspect, patio area, hedged boundary and lawned area.

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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Offers In The Region Of
£250,000

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.



**21 MEADOW LANE
WOMBOURNE**

TOTAL: 85.9sq.m. 925sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



