



2 Himley Lane, Himley, Dudley, DY3 4LN

BERRIMAN
EATON

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This is a large, much improved semi-detached family home which has well considered living spaces and generous bedrooms. There is a gated driveway and a landscaped rear garden. The garage has partly been converted to office space. There are two guest cloakrooms/wc, lounge, sitting room, kitchen with both dining and breakfast spaces and separate utility to the ground floor. To the first floor there are three bedrooms, including the principal suite which has en-suite, dressing room and balcony, a further en-suite, family bathroom and an office. To the second floor there is another large bedroom. From the garage area there is a staircase which gives access to a further loft room and shower room. The property benefits from central heating, double glazing and no upward chain.

EPC : TO FOLLOW
WOMBOURNE OFFICE

LOCATION

Himley is a small village and civil parish in the English ceremonial county of Staffordshire, situated 4 miles west of Dudley and 5 miles southwest of Wolverhampton. School Road is just off the A449 giving a combination of rural living with exceptional ease to the West Midlands road network as well as the benefit of the facilities and amenities of neighbouring Wombourne, Sedgley and Kingswinford. There is a choice of Primary Schools in neighbouring Wombourne and Swindon and Wombourne High for Secondary.

DESCRIPTION

Himley Lane is a large and much improved semi-detached family home which has well considered living spaces and generous bedrooms. There is a gated driveway and a landscaped rear garden. The garage has partly been converted to office space. The internal accommodation briefly comprises two guest cloakrooms/wc, lounge, sitting room, kitchen with both dining and breakfast spaces and separate utility to the ground floor. To the first floor there are three bedrooms, including the principal suite which has en-suite, dressing room and balcony, a further en-suite, family bathroom and an office. To the second floor there is another large bedroom. From the garage area there is a staircase which gives access to a further loft room and shower room. The property benefits from central heating, double glazing and no upward chain.

ACCOMMODATION

A UPVC entrance door with leaded insert and side window gives access to the LOBBY which has a radiator and door into the CLOAKROOM, which has low level WC, vanity wash hand basin and mixer tap, part tiling to the walls, tiled floor, storage cupboard and double glazed opaque leaded window to the front elevation. The ENTRANCE HALL has a staircase rising to the first floor landing with glass and oak banister, single glazed leaded window to the front elevation and understairs storage cupboard. The LIVING ROOM has a fireplace with coal effect gas fire recessed within, and stone surround, double glazed leaded window to the rear elevation and two radiators. The SITTING/DINING ROOM has two double glazed windows to the rear elevation, two radiators and double glazed leaded French doors to the rear garden. The DINING AREA has a double glazed leaded window to the front elevation, tiled floor, radiator and storage cupboard. The KITCHEN is fitted with a range of wall and base units, integrated double fridge and freezer, integrated microwave, space for a Range style oven, fitted chimney extractor and double glazed leaded window to the front elevation. The BREAKFAST AREA has a skylight, double glazed leaded window, inset one and a half sink and drainer with mixer tap, integrated dishwasher, fitted breakfast bar and door to a side LOBBY. This has a separate staircase leading to the en-suite bedroom and a door into the CLOAKROOM and OFFICE. The cloakroom has a low level W/C, sink and mixer tap, radiator, part tiling to the walls and flooring. The OFFICE has a double glazed leaded opaque window to the front elevation, wall mounted central heating boiler and access into the (former garage) STORAGE, which has a UPVC double glazed opaque door to the side. Adjacent to the Kitchen is the UTILITY which has a fitted worksurface with inset single drainer sink unit and mixer tap, wall mounted central heating boiler, plumbing for washing machine and space for tumble dryer, radiator, double glazed leaded opaque door to garden, tiled floor and part tiled walls. An additional CLOAKROOM has a low level WC, vanity wash hand basin and mixer tap, tiling to the walls and inset shelving.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed window to the front elevation, storage cupboard, wooden balustrades, radiator and staircase rising to the second floor. The OFFICE has double glazed leaded window to the front elevation, radiator and a range of fitted furniture including desk and storage cupboards. The BATHROOM is fitted with a white suite which comprises vanity wash hand basin, low level WC, steps to an Upright Bathroom with mixer tap, double glazed leaded window to the front elevation, cupboard housing the hot water cylinder, tiled floor, walk in shower cubicle, tiling to the floor and walls. DOUBLE BEDROOM has double glazed leaded window to the rear elevation, range of fitted bedroom furniture including dressing table and wardrobes, spotlights, two radiators and a storage cupboard. DOUBLE BEDROOM has a double glazed leaded window to the rear elevation, two radiators, range of fitted bedroom furniture including dressing table, wardrobe and overhead storage, and radiator. The PRINCIPAL BEDROOM has a vaulted ceiling, double glazed skylights, radiator double glazed French doors onto the balcony which has glass and metal railings and outdoor lighting; the ENSUITE has a walk in shower with multi headed shower, vanity wash hand basin and mixer tap, double glazed skylights, double glazed leaded opaque window to the front elevation and tiling to the walls and flooring. The DRESSING ROOM has double glazed skylights, fitted wardrobes and drawers.

The staircase rises to the SECOND FLOOR LANDING giving access to the loft storage into the eaves and a further DOUBLE BEDROOM which has radiator, double glazed skylights to both side elevations, double glazed window to the rear elevation and a range of bedroom furniture nestled into the eaves and including dressing table, wardrobes and drawers.

From the west wing of the house, a staircase rises to a further landing and a LOFT ROOM, which has double glazed skylights, wall lights, fitted wardrobes, bedside tables, drawers, dressing table and two radiators. The EN-SUITE has a walk in shower cubicles, vanity wash hand basin with mixer tap, heated towel rail and part tiling to the walls.

OUTSIDE

The DRIVE is accessed through electronically operated metal gates and has ample off road parking for several vehicles, side access to the rear garden and walled boundary. The REAR GARDEN has a tiled patio, three decking areas and two astro turf lawns with hardstanding for a shed and fencing 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 C – South Staffordshire DC

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Wombourne office.

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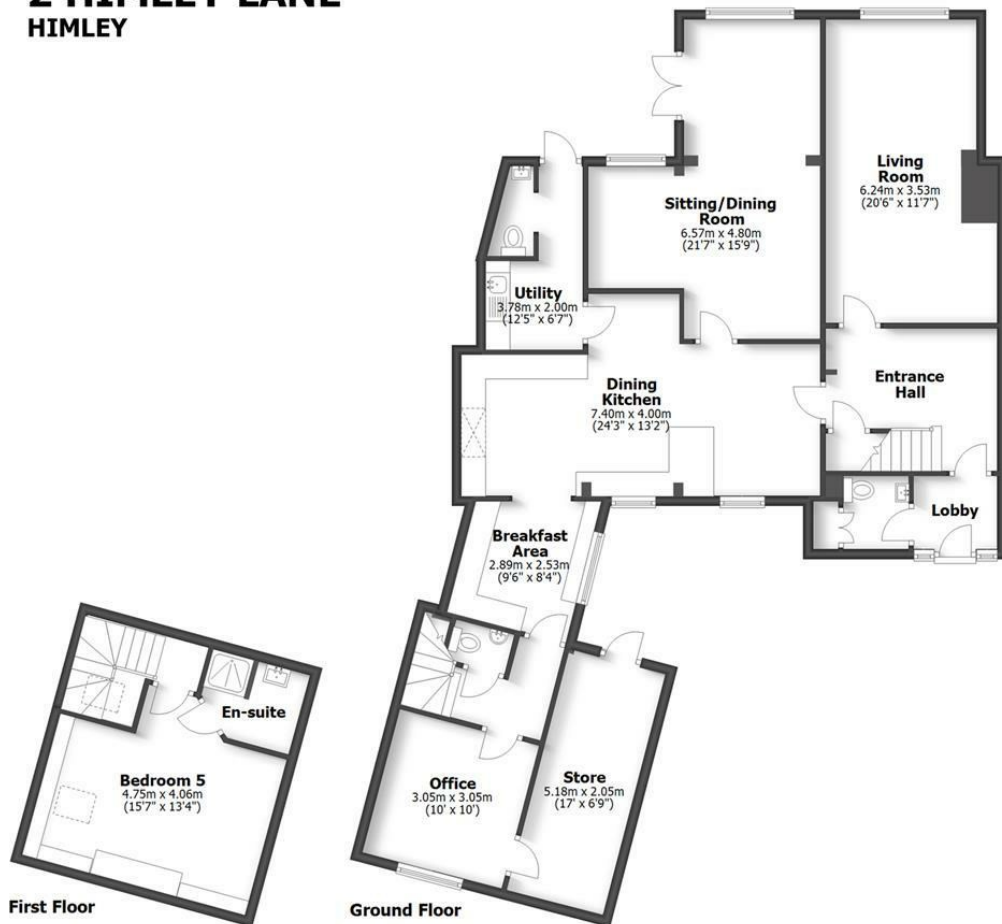
Asking Price
£475,000

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.



2 HIMLEY LANE HIMLEY



TOTAL: 265.2sq.m. 2854sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE

