



5 Sytch Lane, Wombourne, Wolverhampton, South Staffordshire, WV5 0NF

BERRIMAN
EATON

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Sytch Lane is a detached family home with off road parking, detached garage and enclosed rear garden. The internal accommodation briefly comprises entrance hall, cloakroom/wc, open plan living and dining room and fitted kitchen to the ground floor. To the first floor there are three bedrooms and a family bathroom which also has a connecting door into the principal bedroom. The property benefits from central heating, double glazing and no upward chain.

EPC : TO FOLLOW
WOMBOURNE OFFICE

LOCATION

Sytch Lane stands on the fringe of the South Staffordshire village of Wombourne within easy reach of the thriving village centre. Wombourne provides a full array of local amenities including doctors and dental surgeries, supermarket and highly regarded schooling. The more extensive amenities of Wolverhampton City Centre itself are within convenient travelling distance and the M5, M6, M6 Toll and M54 motorways facilitate travel to Birmingham, Telford and the entire industrial West Midlands. Blakeley Heath Primary School is within excellent walking distance, as are the Blakeley Shops. The bus stop on Common Road runs very regularly into Wolverhampton and Stourbridge and Dudley.

DESCRIPTION

Sytch Lane is a detached family home with off road parking, detached garage and enclosed rear garden. The internal accommodation briefly comprises entrance hall, cloakroom/wc, open plan living and dining room and fitted kitchen to the ground floor. To the first floor there are three bedrooms and a family bathroom which also has a connecting door into the principal bedroom. The property benefits from central heating, double glazing and no upward chain.

ACCOMMODATION

The ENTRANCE HALL is accessed through a wooden door with leaded single glazed panels, single glazed leaded window to the side elevation, the staircase rises to the first floor landing, a storage cupboard, radiator and door into the CLOAKROOM which has a low level WC, wash hand basin and mixer tap, radiator, single glazed leaded window to the floor elevation and radiator. The LIVING ROOM has a double glazed sliding patio door onto the rear garden, single glazed leaded window to the side elevation, understairs storage cupboard and radiator. The DINING AREA has a single glazed leaded window to the front elevation, radiator and door into the KITCHEN. This is fitted with a range of wall and base units with complementary work surfaces and inset one and a half bowl and drainer with mixer tap, 4 ring gas hob, extractor hood, integrated double oven, space and plumbing for washing machine and fridge freezer, tiled splashback, wooden door to the rear garden and single glazed window to the rear elevation.

The staircase rises to the FIRST FLOOR LANDING which has loft access, single glazed leaded window to the front elevation, airing cupboard housing the hot water cylinder. The PRINCIPAL BEDROOM has a single glazed leaded window to the front elevation, radiator and door into the FAMILY BATHROOM. This is also accessed from the landing and has the benefit of a white suite which comprises bath with shower over, glazed screen, pedestal wash hand basin and mixer tap, heated ladder towel rail, single glazed opaque window to the rear elevation and part tiling to the walls. DOUBLE BEDROOM 2 has a single glazed leaded window to the side and rear elevation and radiator. BEDROOM 3 has a single glazed leaded window to the front elevation and radiator.

OUTSIDE

To the front of the property there is a block paved DRIVEWAY, side gated access to the rear garden and the GARAGE. This has an elevating door together with a wooden door giving access to the REAR GARDEN, this is enclosed with a fence, lawned area, full width paved patio area and hard standing for a shed.

TENURE WE UNDERSTAND THAT THE PROPERTY IS FREEHOLD SERVICES We are informed by the Vendors that all main services are installed. COUNCIL TAX BAND D – 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
£325,000

EPC: G

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.



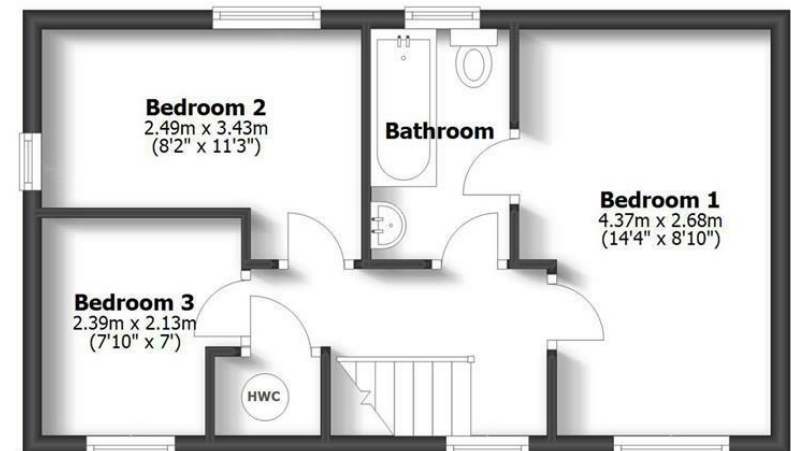
**5 SYTCH LANE
WOMBOURNE**

HOUSE: 71.8sq.m. 773sq.ft.
 GARAGE: 13sq.m. 140sq.ft.
TOTAL: 84.8sq.m. 913sq.ft.

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



Ground Floor



First Floor

