



1 Bull Lane, Wombourne, Wolverhampton, WV5 9DB

BERRIMAN
EATON

1 Bull Lane, Wombourne, Wolverhampton, WV5 9DB

This is a semi detached family home occupying a corner position at the entrance to this popular road. There is planning permission in place for a double extension to the side and off road parking. There is a large enclosed rear garden with a purpose built home office newly constructed for lockdown. The internal accommodation briefly comprises entrance hall, utility, breakfast kitchen, and living room to the ground floor. To the first floor there are two double bedrooms and fitted bathroom suite. The property benefits from central heating, double glazing and NO UPWARD CHAIN.

EPC : D
WOMBOURNE OFFICE

LOCATION

Bull 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

This is a semi detached family home occupying a corner position at the entrance to this popular road. There is planning permission in place for a double extension to the side and off road parking. There is a large enclosed rear garden with a purpose built home office newly constructed for lockdown. The internal accommodation briefly comprises entrance hall, utility, breakfast kitchen, and living room to the ground floor. To the first floor there are two double bedrooms and fitted bathroom suite. The property benefits from central heating and double glazing.

ACCOMMODATION

The ENTRANCE HALL has a composite door, radiator and understairs storage cupboard. The UTILITY has a fitted work surface with wall units above and plumbing and space for a washing machine and tumble dryer beneath, there is a tiled floor, two double glazed windows to the side elevation and tiled floor. The LIVING ROOM has double glazed sliding patio doors, radiator and staircase rising to the first floor landing. The KITCHEN/BREAKFAST ROOM is fitted with a range of wall and base units with complimentary work surfaces incorporating a breakfast bar inset one and a half sink and drainer with mixer tap, integrated appliances including double oven, microwave, induction hob, fitted extractor hood, integrated fridge and freezer, tiled floor and spotlights. There is a double glazed window to the front elevation.

The staircase rises to the FIRST FLOOR LANDING which has double glazed window to the side elevation, loft access and radiator. DOUBLE BEDROOM 1 has a double glazed window to the rear elevation, radiator, double glazed opaque window to the side elevation and walk in wardrobe housing the central heating boiler. DOUBLE BEDROOM 2 has double glazed window to the front elevation and radiator. The HOUSE BATHROOM is fitted with a white suite which comprises bath with shower over, pedestal wash hand basin with mixer tap, heated ladder towel rail, tiling to floor and walls and double glazed opaque window to the side elevation.

OUTSIDE

There is a lawned foregarden to the front of the property behind a dwarf wall with a path leading to the entrance. A side gate gives access into the generous rear garden which is enclosed by a fence and walled boundary with a paved patio and BBQ area, gravelled area, large lawn and path leading to a recently constructed timber home office. This has double glazed French doors and side windows, has spotlights and is well insulated. There is a further wooden gate to the rear which allows separate access to the garden and home office.

Planning Permission reference : 23/00271/FULHH

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.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

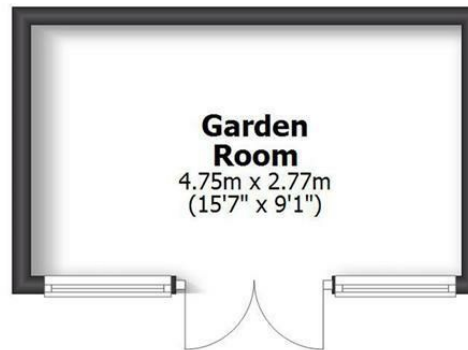
Offers In The Region Of
£252,500

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.

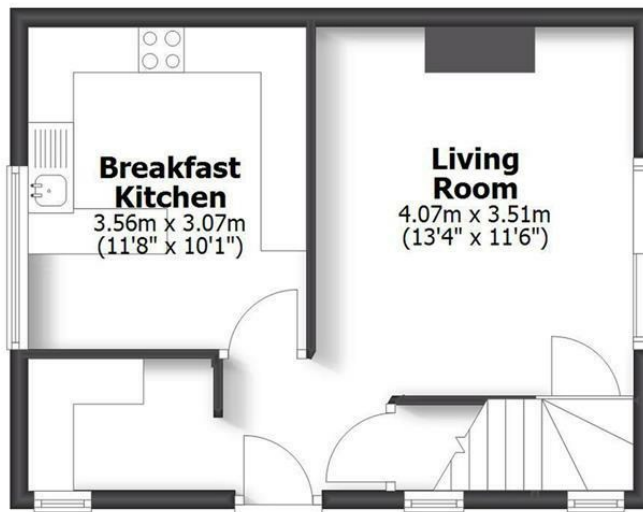


1 Bull Lane Wombourne

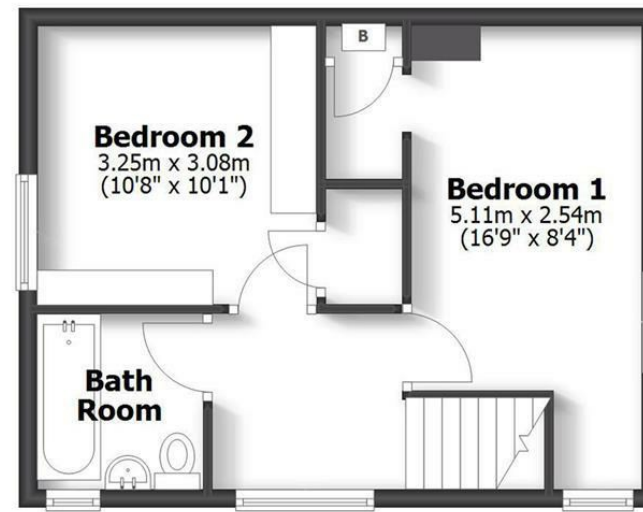


HOUSE: 68.9sq.m. 742sq.ft.
GARDEN ROOM: 13.1sq.m. 142sq.ft.
TOTAL: 82sq.m. 884sq.ft.

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

