



63 Meadow Lane, Wombourne, Wolverhampton, WV5 9BT

BERRIMAN  
EATON



## 63 Meadow Lane, Wombourne, Wolverhampton, WV5 9BT

This is an end terraced family home set back from the main road, communal parking and enclosed rear garden. The internal accommodation briefly comprises entrance hall, cloakroom/wc, living room, fitted kitchen and large family room to the ground floor. To the first floor there are three generous bedrooms and a house bathroom fitted with a white suite. The property benefits from central heating and double glazing.

EPC : D  
WOMBOURNE 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 Benedict's 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 an end terraced family home set back from the main road, communal parking and enclosed rear garden. The internal accommodation briefly comprises entrance hall, cloakroom/wc, living room, fitted kitchen and large family room to the ground floor. To the first floor there are three generous bedrooms and a house bathroom fitted with a white suite. The property benefits from central heating and double glazing.

### ACCOMMODATION

The ENTRANCE HALL has a UPVC entrance door with decorative opaque inserts, staircase that rises to the first floor landing with storage beneath, radiator and tiled floor. The CLOAKROOM has a low level WC, wash hand basin with mixer tap and tiled floor. The LIVING ROOM has a double glazed leaded bay window to the front elevation, wooden fireplace with hearth and mantle and a radiator. The KITCHEN AREA is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit with mixer tap, oven with ceramic hob and fitted chimney extractor. There are spaces for a range of appliances including dishwasher, washing machine, fridge and freezer and a fitted radiator. The FAMILY AREA is an extension which gives access through a double glazed door to the front elevation and double glazed French doors into the garden, with two double glazed windows either side with fitted seats beneath. There is a bespoke range of fitted shelving and storage cupboards, three double glazed skylights and radiator.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed window to the side elevation. The BATHROOM is fitted with a white suite which comprises a bath with shower over and concertina screen, wash hand basin with mixer tap, low level WC, heated ladder towel rail, panelled walls and double glazed opaque windows to the front and side elevations. DOUBLE BEDROOM 1 has two double glazed windows to the front elevation, radiator and fitted storage cupboard. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation, loft access and radiator. BEDROOM 3 has double glazed windows to the front and side elevation and radiator.

### OUTSIDE

To the front of the property there are parking bays which aren't allocated with a lawned communal frontage and a path leading to the residences. The REAR GARDEN has a decked area, lawn area, hardstanding for a shed and a fenced 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 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](http://www.berrimaneaton.co.uk)

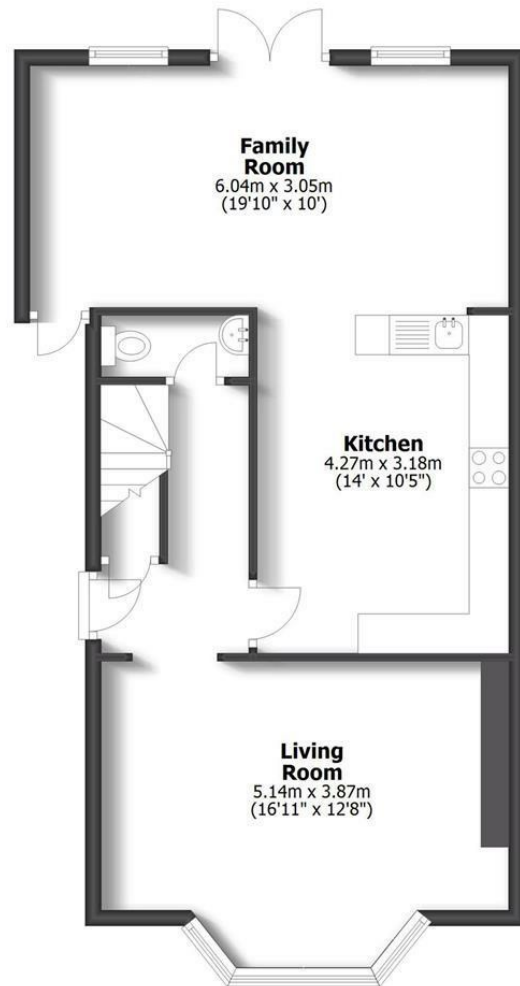
Offers In The Region Of  
£269,500

EPC: D

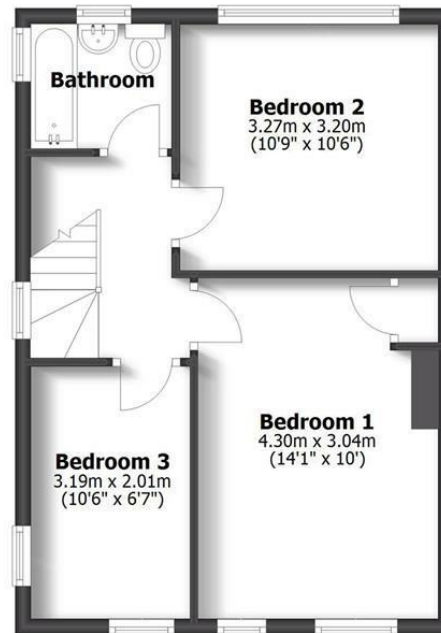
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



## 63 Meadow Lane Wombourne



**Ground Floor**



**First Floor**

**TOTAL: 98.2sq.m. 1057sq.ft.**

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



