



33 Springhill Lane, Wolverhampton, WV4 4SN

BERRIMAN
EATON

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This is a traditional three bedroom semi-detached family home which has a driveway providing off road parking, an enclosed carport with double gates and a lovely south facing rear garden. The internal accommodation briefly comprises entrance hall, lounge, separate dining room, breakfast kitchen, utility area to the ground floor. To the first floor there are three bedrooms and a shower room. The property benefits from central heating, double glazing and no upward chain.

EPC : TO FOLLOW
WOMBOURNE OFFICE

LOCATION

Springhill Lane has traditionally been thought of as one of the finest addresses within the area and this house stands in one of the preferred positions on the road being in an elevated position with an open aspect and stunning views. A wide range of local amenities and facilities are available in Penn, Springhill and the picturesque village of Wombourne with the City Centre itself being within easy reach. The area is well served by schooling in both sectors.

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ACCOMMODATION

The ENTRANCE HALL is accessed through a wooden door with opaque insert panels, radiator, double glazed window to the side elevation and staircase rising to the first floor landing with large storage cupboard underneath with double glazed opaque window to the front elevation. The LIVING ROOM has a double glazed bay window, gas fire and decorative surround, radiator and wiring for wall lights. The DINING ROOM has a double glazed patio sliding patio doors to the rear garden, ceiling fan and radiator. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset double sink and drainer and mixer tap, integrated Bosch oven, gas hob and fitted extractor. There is a breakfast bar, double glazed window to the rear elevation, radiator and wooden door into the UTILITY. This has a fitted worksurface with inset one and a half sink and drainer with mixer tap, plumbing for washing machine, UPVC door to the rear garden and door into the CARPORT, which has wooden double opening doors and a polycarbonate roof.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed opaque window to the front elevation, airing cupboard which houses the wall mounted central heating boiler. The SHOWER ROOM has a walk in shower cubicle, pedestal wash hand basin with mixer tap, low level WC, radiator, double glazed opaque window to the side elevation, part tiling and part panelling to the walls. DOUBLE BEDROOM 1 has a double glazed window to the front elevation, wardrobe with sliding doors and radiator. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation, wardrobe and radiator. 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 providing off road parking for several vehicles, raised lawn and hedged and walled boundary. The REAR GARDEN is south facing, has a full width patio, extensive lawn, greenhouse, rear paved patio and hedge to the boundary.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the WOMBOURNE Office.
The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available
Mobile – Ofcom checker shows there is limited and likely coverage indoors with all four main providers having likely coverage outdoors.
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.
The long term flood defences website shows very low.

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Offers In The Region Of
£285,000

EPC:

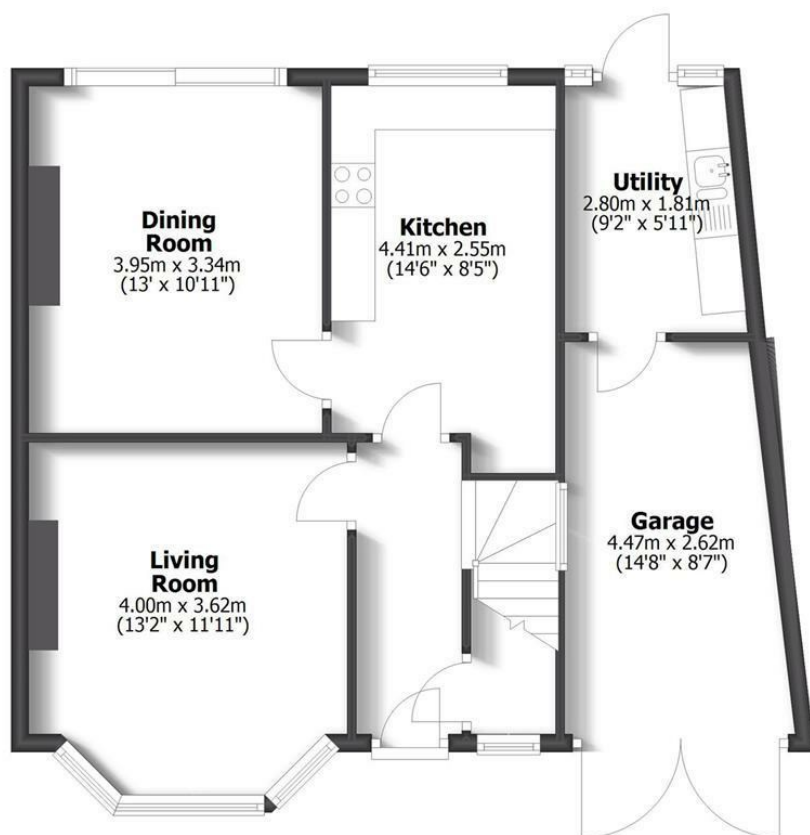
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



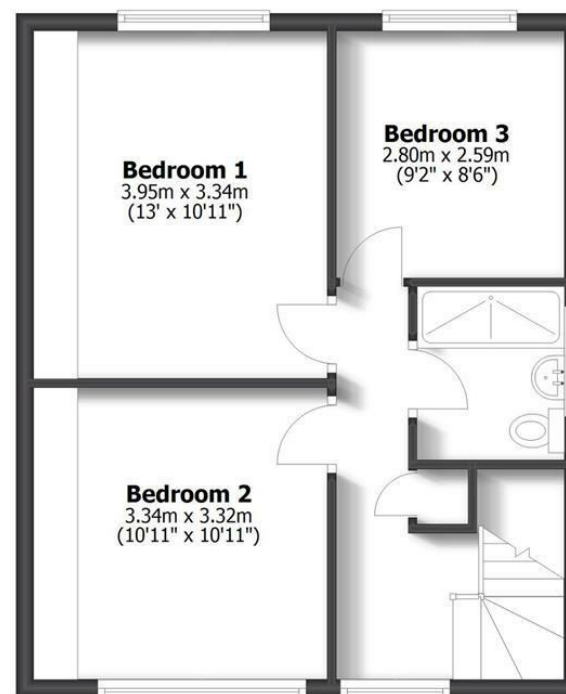
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HOUSE: 95.9sq.m. 1033sq.ft.
GARAGE: 10.5sq.m. 113sq.ft.
TOTAL: 106.4sq.m. 1146sq.ft.

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

