



7 Planks Lane, Wombourne, WOLVERHAMPTON, WV5 9HE

BERRIMAN
EATON

7 Planks Lane, Wombourne, WOLVERHAMPTON, WV5 9HE

This is a deceptively spacious end terraced period property having the benefit of off road parking and a large, enclosed rear garden. The property has been carefully refurbished to a very high standard and offers a lounge, dining kitchen and cloakroom to the ground floor. To the first floor there are two double bedrooms and a family bathroom. There is a staircase to a loft room which could be utilised as a dressing room or office. The property benefits from central heating, double glazing and no upward chain.

EPC : E
WOMBOURNE OFFICE

LOCATION

Planks Lane is a popular and conveniently situated residential address within easy walking distance of the wide ranging facilities and amenities afforded by the village of Wombourne including shops, doctors and dentist surgeries, bank, library and the cricket green. The area is well served by schooling with Westfield Community Primary, St Benedict's Primary and Wombourne High School all within walking distance and regular bus services to Wolverhampton, Stourbridge and Dudley. For recreational activities there is access to the Railway Walk, Wom Brook and Canal.

DESCRIPTION

This is a deceptively spacious end terraced period property having the benefit of off road parking and a large, enclosed rear garden. The property has been carefully refurbished to a very high standard and offers a lounge, dining kitchen and cloakroom to the ground floor. To the first floor there are two double bedrooms and a family bathroom. There is a staircase to a loft room which could be utilised as a dressing room or office. The property benefits from central heating, double glazing and no upward chain.

ACCOMMODATION

The ENTRANCE HALL has a composite door with staircase rising to the first floor landing and door into the LOUNGE, this has double glazed sash windows with fitted shutters, radiator and door into the KITCHEN/DINING ROOM. This is fitted with a high quality range of wall and base units with complementary quartz work surfaces with inset single drainer sink unit with mixer tap. There are a range of integrated appliances including an integrated Bosch oven with microwave, induction hob, extractor hood, combination washing machine and dryer and dishwasher. There is a wall mounted central heating boiler, double glazed window to the rear elevation and French doors to the rear garden. The CLOAKROOM has a low level WC, wash hand basin and mixer tap and double glazed opaque window to the side elevation.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed opaque window to the side elevation. DOUBLE BEDROOM 1 has a double glazed sash window to the front elevation with fitted shutters, radiator and door with stairs leading to the LOFT ROOM which has a double glazed Velux skylight. DOUBLE BEDROOM 2 has a double glazed sash window to the rear elevation and radiator. The BATHROOM is fitted with a white suite which comprises bath with shower over and screen, vanity wash hand basin with mixer tap, low level WC, heated ladder towel rail and double glazed opaque window to the rear elevation.

OUTSIDE

To the front of the property there are metal railings with a gravelled foregarden and steps leading to the entrance. There is a gravelled DRIVEWAY affording off road parking to the side elevation and which has gated access into the REAR GARDEN. This is an enviable size with a full width patio area, large lawn, shed and fencing to the boundary.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – South Staffordshire
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 data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>
The long term flood defences website shows very low risk

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
£345,000

EPC: E

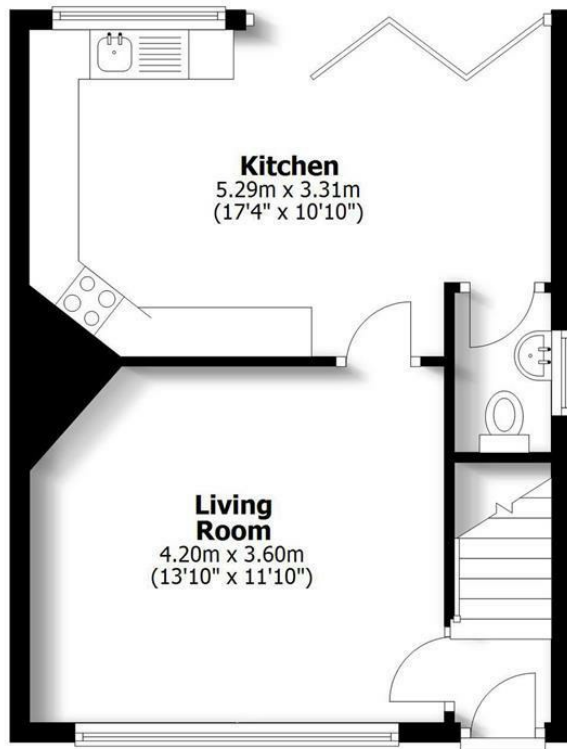
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



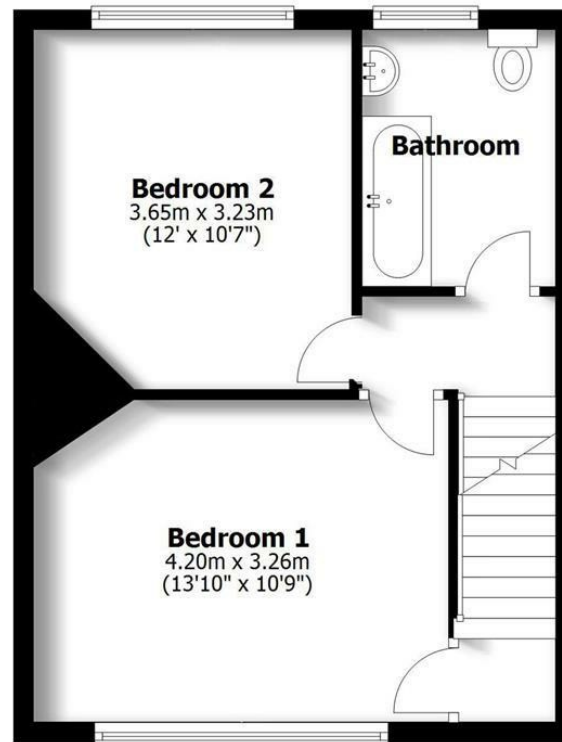
7 Planks Lane Wombourne

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

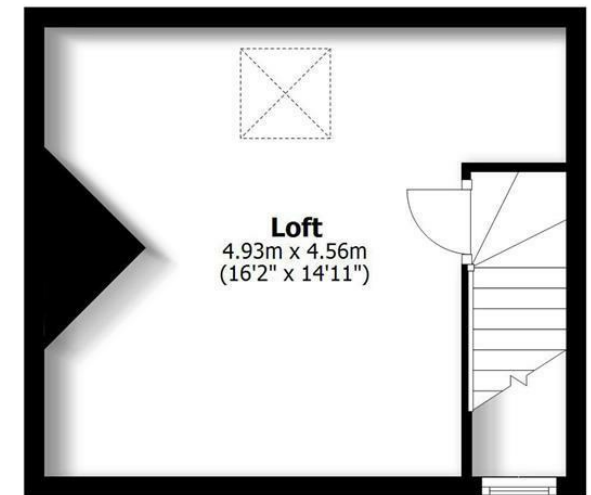
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor



Second Floor

