



80 Brickbridge Lane, Wombourne, Wolverhampton, WV5 0BB

BERRIMAN
EATON

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80 Brickbridge Lane is a modern detached family home with off road parking, partly converted garage and an enclosed rear garden. The property benefits from central heating, double glazing and no upward chain.

(WOMBOURNE OFFICE)
EPC: C

LOCATION

Brickbridge Lane is located on the outskirts of the village with easy access to the Sainsburys supermarket on Bridgnorth Road and shopping facilities in Wombourne and along Common Road. Within convenient travelling distance of Wolverhampton, Dudley and Stourbridge, the area is well served with a variety of reputable schools and there are regular bus services available nearby.

DESCRIPTION

80 Brickbridge Lane is a modern detached family home with off road parking, partly converted garage and an enclosed rear garden. The internal accommodation briefly comprises cloakroom/wc, living room and fitted dining kitchen. The garage is partly converted to allow for storage and a utility area. A garden room has also been constructed to first fix stage and will require finishing. To the first floor there is a principal bedroom with en-suite shower room, three further double bedrooms, one of which links to the family bathroom, in a Jack & Jill style and a fifth bedroom which is being used as an office. The loft has a staircase and is currently being used as a leisure room but building regulation approval has not been applied for. The property benefits from central heating, double glazing and no upward chain.

ACCOMMODATION

The ENTRANCE HALLWAY is accessed via a composite door and has a radiator, a storage cupboard with fitted shelving and hanging rail and the staircase rising to the first floor landing with wooden balustrades. The downstairs CLOAKROOM has a pedestal wash hand basin with tiled splashback, low level W.C., a radiator and a double glazed opaque window to the side elevation. The LIVING ROOM has a stone feature fireplace with inset pebble effect gas fire, radiator and a double glazed window to the front elevation. The KITCHEN/DINING ROOM is fitted with a range of wall and base units with complementary work surfaces and inset 1½ bowl stainless steel sink unit with mixer tap. Integrated Smeg double oven and 4 ring gas hob with extractor hood over. Integrated washing machine, dishwasher, fridge and freezer. There is a radiator, tiled floor, a wall mounted central heating boiler, a double glazed window to the rear elevation and a wooden door leads out onto the decking. The DINING AREA has fitted storage cupboards, a radiator, tiling to the floor and French doors leading to the rear garden.

The staircase rises to the first floor LANDING with loft access and the Airing Cupboard housing the Mega flow tank and has fitted shelving. The PRINCIPAL BEDROOM has a double wardrobe with hanging rail, fitted drawers and complementary bedside tables, a radiator, additional loft access and double glazed windows to the front and rear elevations. The EN-SUITE has a walk-in shower cubicle, pedestal wash hand basin and low level W.C. Part tiled walls, extractor and a radiator. BEDROOM TWO has a radiator and a double glazed window to the front elevation. The BATHROOM is fitted with a contemporary white suite and comprises panelled bath with shower attachment, pedestal wash hand basin and low level W.C. Part tiled walls, radiator and a double glazed opaque window to the side elevation. BEDROOM THREE has a fitted double wardrobe, radiator and a double glazed window to the front elevation. BEDROOM FOUR has a radiator and a double glazed window to the rear elevation. BEDROOM FIVE is currently being utilised as a dressing room and has a radiator and a double glazed window to the rear elevation. The LOFT ROOM/GAMES ROOM has wiring for a wall mounted T.V., recessed fridge and electric fire, spotlights and a double glazed skylight.

OUTSIDE

The GARAGE has been partly converted and has an elevating door to the front. The rear half is being converted into a UTILITY (under construction) and has potential for plumbing. A uPVC double glazed door leads into an extension (under construction) and has a double glazed lantern, a double glazed window to the side and double glazed French doors leading out to the rear garden.

The rear garden has a composite decking area, a barbeque area, a rear seated area with composite decking, lawn and is enclosed by fencing to the boundary.

TENURE

FREEHOLD

SERVICES

We are informed by the Vendors that all main services are installed.

COUNCIL TAX

BAND F – 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

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Lettings Office

01902 749974

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Worcestershire Office

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www.berrimaneaton.co.uk

Offers Around
£450,000

EPC: C

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.



**80 BRICKBRIDGE LANE
WOMBOURNE**

HOUSE (incl. GARDEN ROOM): 146.6sq.m. 1578sq.ft.
 LOFT ROOM: 24.6sq.m. 264sq.ft.
 GARAGE/UTILITY AREA: 14.7sq.m. 159sq.ft.
TOTAL: 185.9sq.m. 2001sq.ft.

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



