



7 Bull Meadow Lane, Wombourne, Wolverhampton, Staffordshire, WV5 9DE

BERRIMAN
EATON

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EPC : TO FOLLOW
WOMBOURNE OFFICE

LOCATION

Bull Meadow Lane is conveniently placed for bus services into the village and neighbouring towns with Wolverhampton having a regular service. There are a variety of shopping facilities within Wombourne as well as the two Supermarkets situated on Bridgnorth Road. There are lovely walks available on the nearby Pickerills Hill and railway walk which links to the Canal.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL has a composite door with double glazed opaque inserts and side panel, staircase rising to the first floor landing and radiator. The CLOAKROOM has a low level WC, wash hand basin, understairs storage area and radiator. The LOUNGE has a gas fire with surround, double glazed bay window to the front elevation, radiator and door into the DINING ROOM has a radiator and double glazed sliding patio doors onto the CONSERVATORY which is brick and double glazed construction with a glass roof, radiator and double glazed French doors onto the rear garden. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces which incorporates a breakfast bar, with inset single drainer sink unit with mixer tap. There is a double glazed window to the rear elevation and a double glazed door into the car port. There is an integrated double oven, gas hob with fitted extractor, space for fridge/freezer, plumbing for a washing machine and a wall mounted central heating boiler, a radiator and tiling to the floor.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed opaque window to the side window, airing cupboard which houses the tank and a loft access. The BATHROOM benefits from a bath, pedestal wash hand basin, low level WC, double glazed opaque window to the side elevation, part tiling to the walls and radiator. DOUBLE BEDROOM 1 has double glazed leaded window to the front elevation, radiator and door into the EN-SUITE which has a shower cubicle, pedestal wash hand basin, low level WC, double glazed opaque window and radiator. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation and radiator. BEDROOM 3 has a double glazed window to the rear elevation and radiator. BEDROOM 4 has a double glazed leaded window to the front elevation, radiator and storage cupboard which is fitted above the stairs recess.

OUTSIDE

To the front of the property there is a hedged boundary with gravel borders and a tarmac DRIVEWAY suitable for parking several vehicles off road and giving access to the CARPORT which has metal double gates and gives access to the GARAGE. This has an elevating door and there is a gate into the REAR GARDEN. This has a paved path, an extensive lawn with a rear wilding area and a fence to the boundary and a private aspect.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND E – 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

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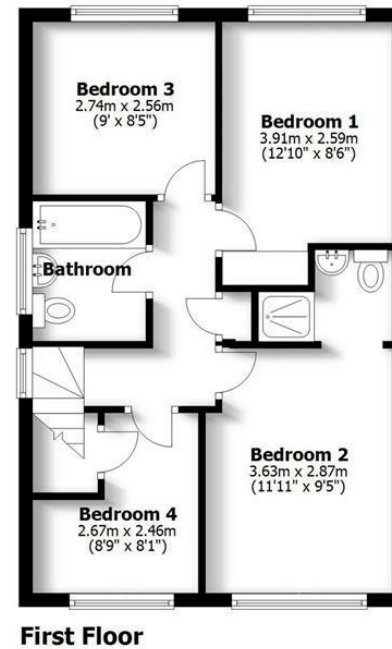
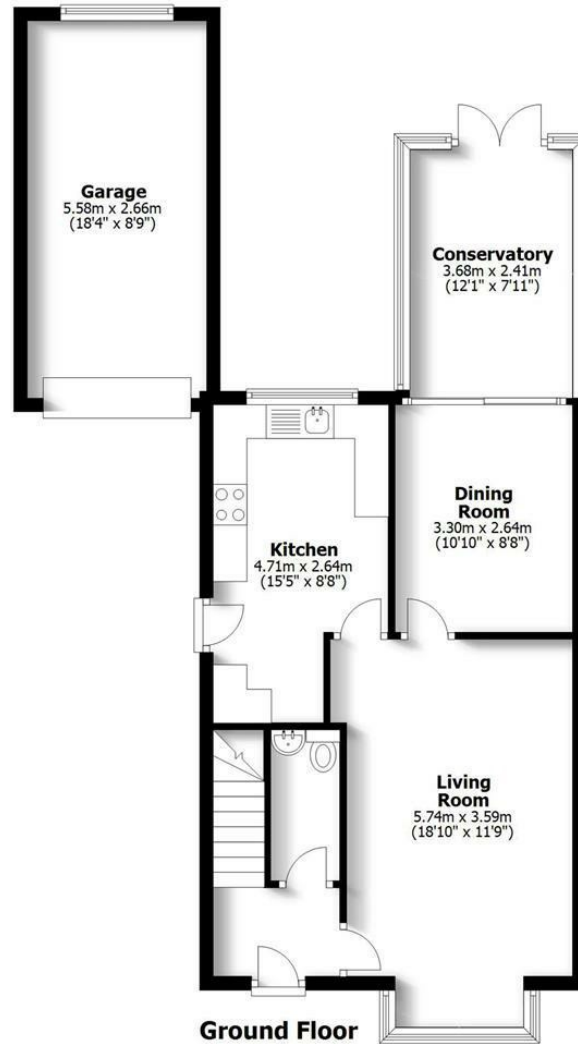
Offers In The Region Of
£465,000

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.



**7 Bull Meadow Lane
Wombourne**



HOUSE: 100.9sq.m. 1086sq.ft.
 GARAGE: 14.8sq.m. 160sq.ft.
TOTAL: 115.7sq.m. 1246sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE

