96 Springhill Lane, Wolverhampton, WV4 4TJ

BERRIMAN
EATON

# 96 Springhill Lane, Wolverhampton, WV4 4TJ

This is a delightfully position detached dormer bungalow occupying an enviable position with views across City Centre, benefitting from a generous driveway, garage and well maintained and established rear garden. The internal accommodation briefly comprises porch, entrance hall, bathroom, two double bedrooms, lounge, sitting room and kitchen/breakfast room to the ground floor. To the first floor there are three double bedrooms and a shower room. The property is in need of some cosmetic updating but 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 Warstones, with the picturesque village of Wombourne itself being within easy reach. There a regular transport links into the City Centre and the area is well served by schooling in both sectors.

## DESCRIPTION

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## ACCOMMODATION

The PORCH has a double glazed door with a further UPVC double glazed door into the ENTRANCE HALL which has a radiator and door into DOUBLE BEDROOM 1 with a double glazed leaded bay window to the front elevation, radiator, beamed ceiling and wiring for wall lights. DOUBLE BEDROOM 2 has a double glazed leaded window to the front elevation and radiator. The BATHROOM benefits from a pedestal wash hand basin with mixer tap, low level WC, bath, separate shower cubicle, two double glazed windows to the side elevation and part tiling to the walls. The LOUNGE has a double glazed sliding patio door, fireplace, radiator, wiring for wall lights and double glazed window to the side elevation. There is a SITTING ROOM which has double glazed window to the rear elevation and radiator. The KITCHEN/BREAKFAST ROOM has a range of wall and base units with complementary work surfaces which incorporates the breakfast bar, inset one and a half sink and drainer with mixer tap, integrated appliances including double oven, fridge. electric hob with extractor. There is space for a dishwasher and two double glazed windows overlooking the rear garden, double glazed door to the side passage. There is a staircase rising to the first floor and a door to the GARAGE which has an elevating door, wall mounted central heating boiler, plumbing and space for washing machine and tumble dryer.

The staircase rises to the FIRST FLOOR LANDING and gives access to DOUBLE BEDROOM 3 which has double glazed leaded windows to the front and side elevations, radiator and fitted wardrobes. DOUBLE BEDROOM 4 has double glazed leaded windows to the front and radiator. DOUBLE BEDROOM 5 has double glazed leaded window to the rear elevation, radiator and eaves storage. There is a SHOWER ROOM which has a walk in cubicle, low level WC, wash hand basin, double glazed skylight and radiator.

## OUTSIDE

To the front of the property there is a generous blocked paved DRIVEWAY which has the ability to park several vehicles off road with a lawned foregarden, planted borders and side gated access into the REAR GARDEN which is established and well stocked with a variety of shrubs and bushes, a lawned area and full width paved patio. There are enviable views across Wolverhampton.

We are informed by the Vendors that all mains gas, water and electric are connected however the drains are on a septic tank
COUNCIL TAX BAND G – 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 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
£500,000

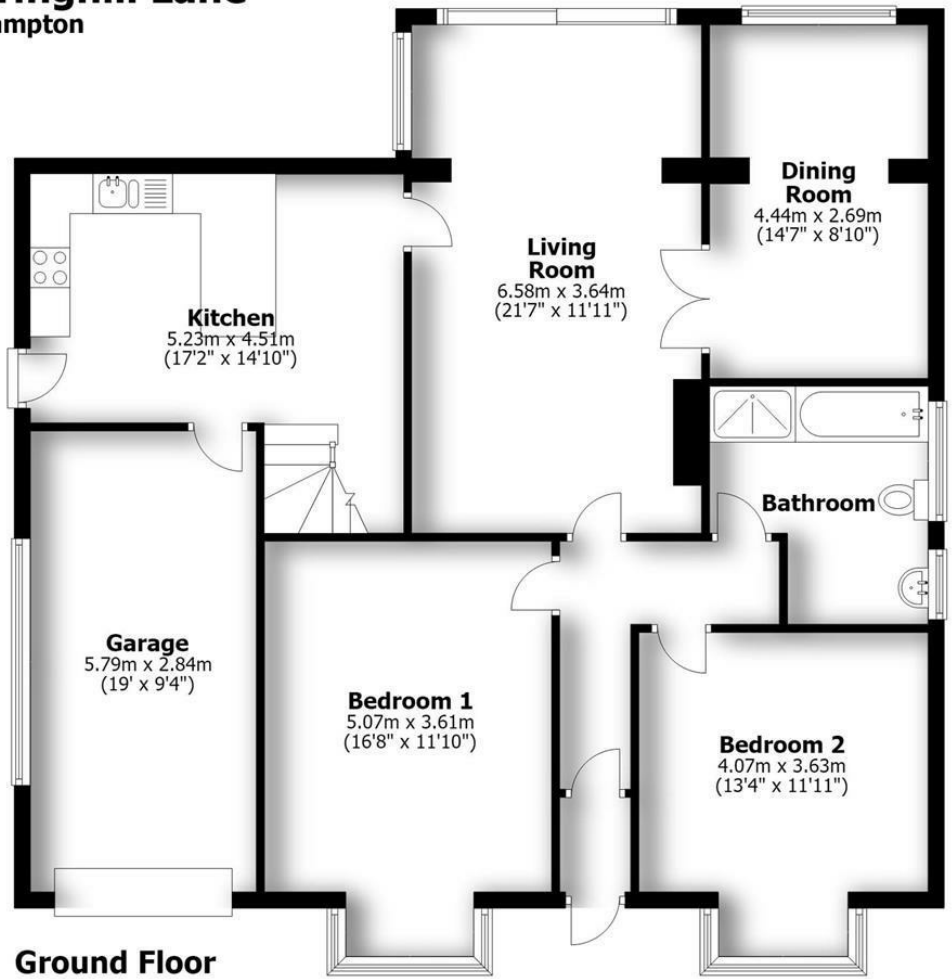
EPC:


**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.

# 96 Springhill Lane
**Wolverhampton**

| | | |
|---|---|---|
| HOUSE: | 169.1sq.m. | 1820sq.ft. |
| GARAGE: | 16.4sq.m. | 177sq.ft. |
| **TOTAL:** | **185.5sq.m.** | **1997sq.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**