

18 Walk Lane, Wombourne

THOMAS HARVEY
ESTATE AGENTS

A Fully Renovated Two Bedroom Detached Bungalow Offering Effortless Single-Level Living, Complete Peace of Mind and Everything You Need Within Easy Reach!

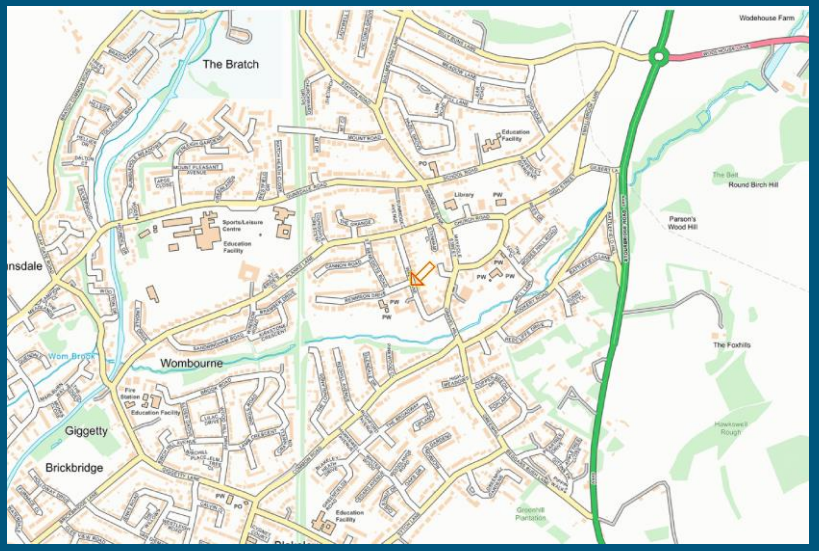
18 Walk Lane, Wombourne, Wolverhampton, WV5 9HL

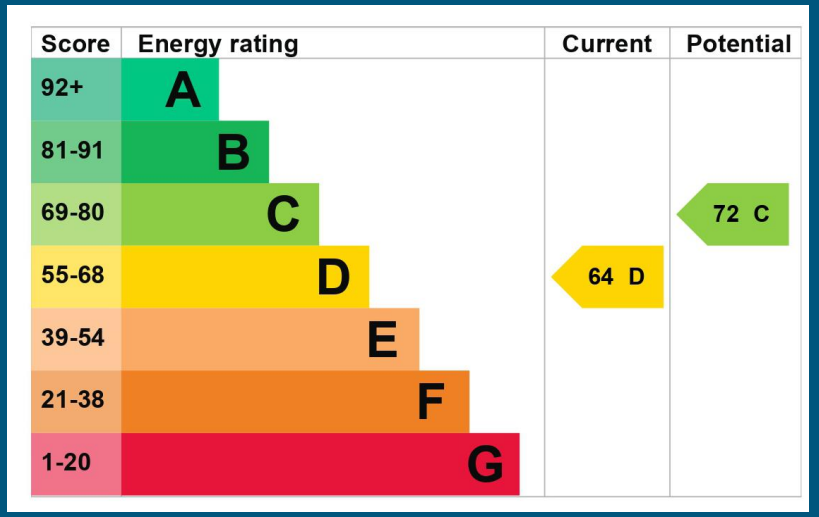
Asking Price: £410,000

Tenure: Freehold
Council Tax: Band D – South Staffordshire
EPC Rating: D (64) No: 0310-2102-1630-2206-2455
Total Floor Area: 1,022.2 sq. feet (95.0 sq. metres) Approx.
Services: We are informed by the Vendors that all main services are installed
Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available. Mobile: Ofcom checker shows three of four main providers have likely coverage indoor and all four have good coverage outdoor.

For those seeking a comfortable, easy-to-manage home with no stairs and nothing to do, this beautifully maintained detached bungalow in the heart of Wombourne village represents a genuinely rare find.

Everything is arranged across a single level, removing the effort and worry that comes with a two-storey property and providing the kind of ease and security that makes day-to-day living a pleasure. Having undergone a comprehensive programme of renovation in early 2026, the main living areas, bedrooms and hallway were stripped back to the studs, the entire property was fully rewired throughout, and new recessed ceiling spotlights and fresh carpets were fitted to the principal rooms. Buyers can move straight in with complete confidence, knowing the electrics are entirely new and there are no hidden surprises. This is a home that has been properly looked after and is ready to be enjoyed from day one. The accommodation is generously proportioned and flows naturally from a welcoming entrance hallway with useful built-in storage. Two well-proportioned bedrooms sit at the front of the property, each freshly carpeted and fitted with leaded windows that let in excellent natural light. The bathroom is neatly appointed with a white suite, shower over bath and vanity unit. The living room is a particularly comfortable space at nearly 20 feet in length, centred around a traditional cast iron surround with gas coal-effect fire, warm and easy to manage without the mess or effort of a real fire. Sliding internal doors open through to the conservatory, offering a bright and peaceful spot to sit whatever the season. The kitchen is well-fitted with country-style cabinetry and a full range of appliances including a Stoves oven with combination grill, gas hob, dishwasher and under-counter fridge. The adjacent utility room adds further convenience, with space for laundry appliances, a recess for a fridge-freezer and its own separate door to the side of the property, providing easy access without the need to come through the main entrance. Outside, the rear garden has been thoughtfully designed for low maintenance, mainly paved and enclosed by fencing for privacy and security, with mature shrubs and trees, exterior lighting, a water supply and a garden shed for storage. Two gated side entrances provide convenient access from the front. The detached garage offers secure parking and generous additional storage, served by a private driveway with room for multiple vehicles - ideal for family visitors. The location is one of the property's finest assets. Situated on the corner of Walk Lane and Rennison Drive, the home is perfectly placed within the well-served village of Wombourne, where everything needed for comfortable daily living is within easy walking distance. The village centre offers a welcoming and familiar range of independent shops, a bakery, cafes, a library, a pharmacy and medical facilities, alongside popular local eateries. Wombourne is widely valued for its strong community spirit and safe, friendly atmosphere - the kind of village where neighbours look out for one another. For those who no longer drive or who prefer not to, reliable local bus routes connect to Wolverhampton, Dudley and Stourbridge, and family members will find the village straightforward to reach by road with ample parking on arrival. ***This is a home that offers genuine peace of mind - fully rewired, freshly decorated, entirely on one level and set within a warm and well-connected community, with No Upward Chain.***





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Entrance Hall: Composite double glazed leaded opaque front door with matching full height side window, two built in cloaks cupboards, separate built in airing cupboard, radiator, coved ceiling, new recessed ceiling spotlights and loft hatch.

Bedroom One: 11'9" (3.58m) x 11'3" (3.44m) Radiator, coved ceiling, new carpet and double glazed leaded bay window to front.

Bedroom Two: 10'2" (3.10m) x 8'10" (2.68m) Radiator, walk in wardrobe / cupboard, coved ceiling, new carpet and double glazed leaded window to front.

Bathroom: 7'10" (2.39m) x 5'7" (1.71m) Fitted with a white suite comprising panelled bath with chrome shower spray and side screen, vanity unit, low level WC, radiator, part tiled walls, laminate effect vinyl flooring, extractor fan and double glazed opaque window to side.

Living Room: 19'7" (5.98m) x 11'3" (3.44m) Traditional cast iron surround with gas coal-effect fire and tiled hearth, two radiators, wall light points, coved ceiling, new carpet and double glazed leaded windows to side. Internal double glazed sliding doors lead to: **Conservatory: 10'2" (3.10m) x 10'2" (3.10m)** Fitted window blinds and door to rear garden.

Kitchen: 12’9’’ (3.89m) x 8’10’’ (2.68m) Fitted with a matching suite of light coloured traditional wood cabinets comprising a range of base cupboards, drawers and coved suspended wall cupboards, laminate worktops with breakfast bar, stainless steel 1½ drainer sink unit, built in appliances including dishwasher, under counter fridge, electric Stoves oven with combination grill/oven over and 4-ring gas hob with extractor hood, radiator, recessed ceiling spotlights, glazed white brick splashbacks, terracotta tiled flooring and double glazed window to rear.

Utility: 5'2" (1.57m) x 5'7" (1.69m) Built in base cupboard with laminate worktop, stainless steel single drainer sink unit, plumbing for washing machine, wall mounted gas fired central heating boiler, radiator, recess for fridge freezer, extractor fan and double glazed opaque door to side.

Rear Garden: Mainly paved for low maintenance whilst providing maximum privacy with a variety of shrubs and trees, garden shed, surrounding fencing, dual gated side entrances and exterior lighting and water supply. **Detached Garage: 9' (2.75m) x 17'2" (5.24m)** 'Up and Over' garage door, power, lighting, shelving, storage into roof space and PVC double glazed opaque door to side.

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.









































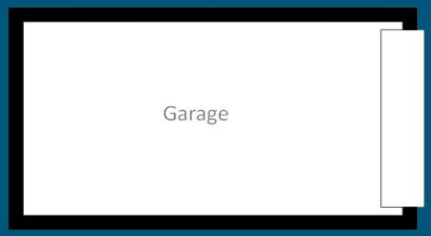

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Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate





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PROPERTY MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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