



104 Planks Lane, Wombourne, WV5 8DU

BERRIMAN  
EATON

# 104 Planks Lane, Wombourne, WV5 8DU

This is a traditionally appointed semi-detached family home which has been recently updated and benefits from a generous driveway, spacious garage and a private rear garden. The internal accommodation briefly comprises entrance hall, lounge, dining room, breakfast kitchen and cloakroom/wc to the ground floor. To the first floor there are three bedrooms and a family bathroom. 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 Bernadette'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 traditionally appointed semi-detached family home which has been recently updated and benefits from a generous driveway, spacious garage and a private rear garden. The internal accommodation briefly comprises entrance hall, lounge, dining room, breakfast kitchen and cloakroom/wc to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property benefits from central heating, double glazing and no upward chain.

## ACCOMMODATION

The ENTRANCE HALL is accessed through a double glazed door, there is a double glazed window, radiator and staircase rising to the first floor landing. The LOUNGE has a double glazed window to the front elevation, double glazed sliding patio door to the rear garden, two radiators, fireplace and wiring for wall lights. The DINING ROOM has a double glazed window to the side elevation, door to the garage, radiator and access to the KITCHEN. This is fitted with a range of wall and base units with complementary work surfaces, inset one and a half sink and drainer with mixer tap, oven with 5 ring gas hob and extractor, plumbing and space for dishwasher, space for fridge/freezer, double glazed window to the rear and side elevations and double glazed door into the garden. There is an INNER LOBBY with wooden door to the front drive and a door into the CLOAKROOM which has a low level WC, wash hand basin and radiator. The GARAGE has an elevating door and a single glazed window and wooden door to the rear garden.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed opaque window to the side elevation and airing cupboard. DOUBLE BEDROOM 1 has a double glazed window to the front elevation 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 front elevation and radiator. The BATHROOM is fitted with a white suite which comprises bath with shower over and scree, vanity wash hand basin with mixer tap, low level WC, double glazed opaque window and heated ladder towel rail.

## OUTSIDE

To the front of the property there is a block paved DRIVEWAY providing off road parking for several vehicles with a lawned foregarden with planted borders and access to the garage. The REAR GARDEN has a paved patio area with steps to a lawn area with fencing to the boundary and planted borders. There is a pond, wooden pergola and shed.

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 medium to high

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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

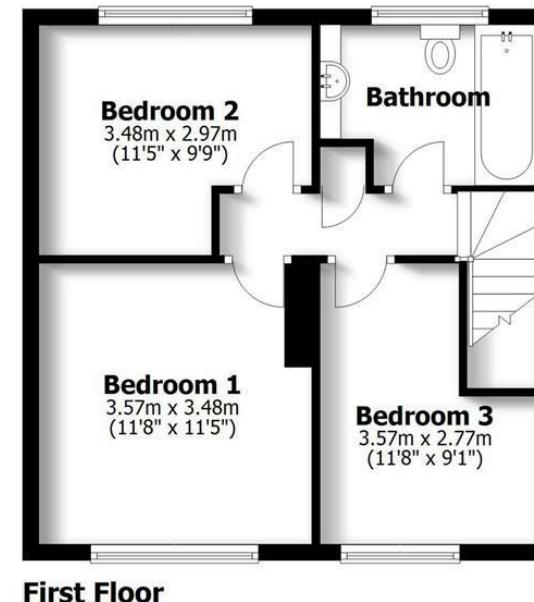
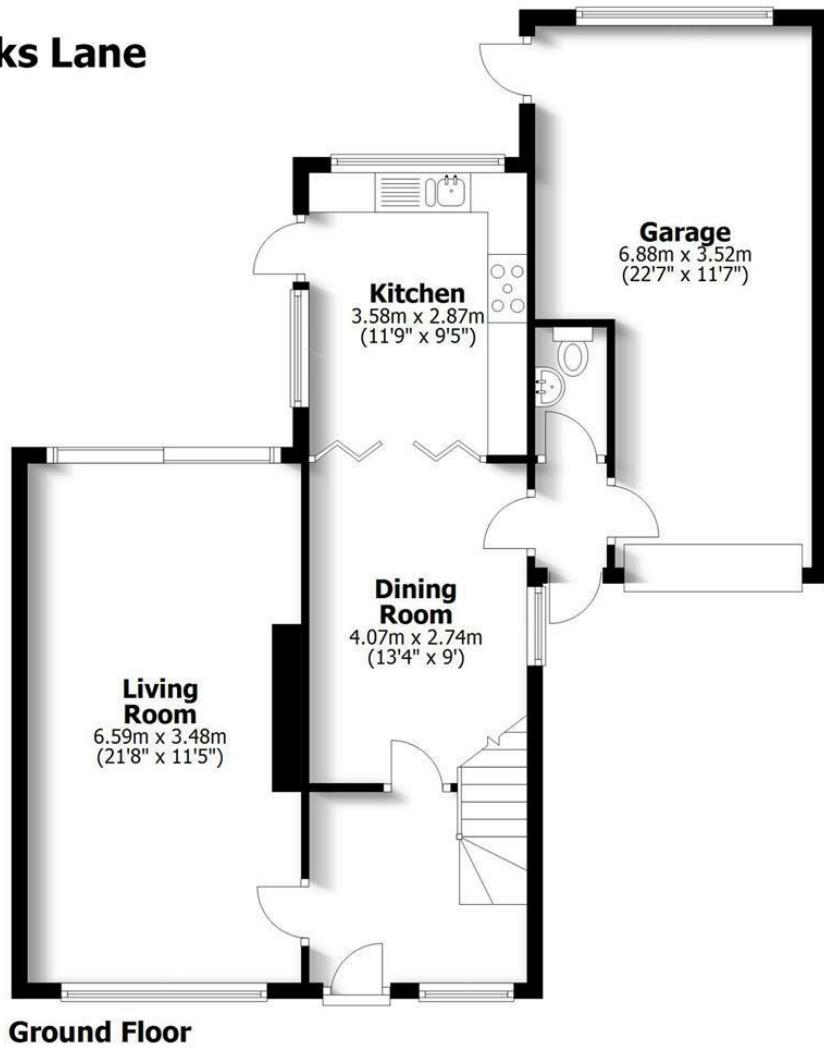
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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

Offers In The Region Of  
£335,000

EPC: E



## 104 Planks Lane Wombourne



HOUSE: 97.3sq.m. 1047sq.ft.  
GARAGE: 21.0sq.m. 226sq.ft.

**TOTAL: 118.3sq.m. 1273sq.ft.**

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

