



71 Brickbridge Lane, Wombourne, Wolverhampton, Staffordshire, WV5 0BB

BERRIMAN
EATON

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This is a well presented semi-detached home with off road parking for several vehicles and a large rear garden. The internal accommodation briefly comprises entrance hall, lounge and kitchen/breakfast room to the ground floor. To the first floor there are two double bedrooms (formerly three but two rooms have been knocked into one) and a family bathroom. The property benefits from central heating, double glazing and no upward chain.

EPC : D
WOMOBURNE OFFICE

LOCATION

Brickbridge Lane is situated a short walk away from a range of local amenities located on Common Road along with access to regular public transport services to Wolverhampton City Centre, Dudley and Merry Hill Centre. A wider range of facilities are available within the Village Centre itself and the area is well served by a selection of reputable schools for all ages with Wombourne High School, St Bernadettes & Blakeley Heath Primary and Cherry Trees School all within sensible walking distance. Sainsburys and Lidl are also within convenient walking distance.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL has a composite door, staircase to the first floor landing and door into the LOUNGE, which has double glazed window to the front elevation, double glazed French doors to the rear garden, gas fire and surround, radiator and door into the KITCHEN/BREAKFAST ROOM. This benefits from a range of wall and base units with complementary work surfaces, inset one and a half sink and drainer with mixer tap. There are double glazed windows to the rear and side elevations, radiator and a double glazed door to the rear garden. There is an integrated fridge/freezer, space for the oven and plumbing for the washing machine.

The staircase rises to the FIRST FLOOR LANDING which has loft access and double glazed opaque window to the side elevation. The BATHROOM is fitted with a white suite which comprises a bath with shower over and screen, wash hand basin with mixer tap, low level WC, double glazed opaque window to the side elevation, airing cupboard which houses the wall mounted central heating boiler, heated ladder towel rail and tiling to the wall and floor. DOUBLE BEDROOM 1 has two double glazed windows to the rear elevation and two radiators. DOUBLE BEDROOM 2 has double glazed window to the front elevation and radiator.

OUTSIDE

The property sits behind a dwarf wall and benefits from a gravelled DRIVEWAY. The REAR GARDEN is an enviable size with a lawn and fencing to the boundary.

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 low to medium risk

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

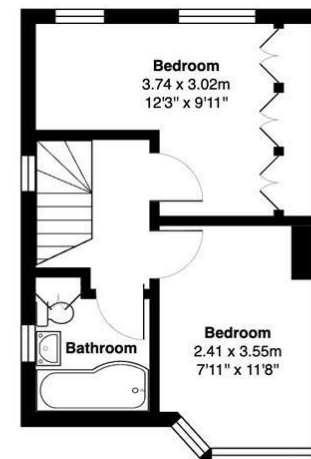
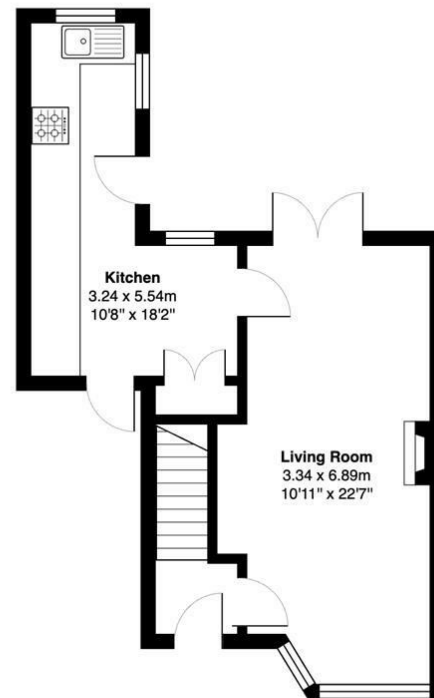
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers In The Region Of
£254,000

EPC: D

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.



Total Area: 65.2 m² ... 702 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)

