



13 Meadow Lane, Wombourne, Wolverhampton, South Staffordshire, WV5 9BT



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A generously proposed end terraced family home with off-road parking for several vehicle, large storage area with wooden doors and a lovely rear garden. The internal accommodation comprises living room, conservatory, kitchen dining room, utility and storage area to the ground floor, three bedrooms and family bathroom with separate w/c. to the first floor. Property benefits from central heating and double glazing.

EPC : D  
WOMBOURNE OFFICE

## LOCATION

Wombourne village provides a variety of amenities including a variety of shops, doctors' surgeries, dentists and a library. There are schools catering for a range of age groups and for anyone enjoying outdoor activities there is a cricket, tennis and bowls club within the village green as well as the popular Leisure Centre. There is also access to the canal system and railway walk as well as regular buses into neighbouring Wolverhampton, Dudley, Stourbridge and Merry Hill Centre.

## DESCRIPTION

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## ACCOMMODATION

A upvc entrance door gives access into the HALLWAY, stairs rising to the first flooring landing, wooden storage cupboard and door into the LOUNGE which has a double glazed leaded bay window to the front elevation, coal effect gas fire with decorative surround and double glazed doors into the CONSERVATORY. This is part brick and double glazed construction with a polycarbonate roof, radiator and double doors into the rear garden. The KITCHEN DINING ROOM has a decorative fireplace, double glazed leaded bay window to the front elevation and a range of wall and base units with complementary working surfaces, inset single drainer sink unit, integrated oven, hob and extractor hood, double glazed leaded window to the rear elevation and door leading into the LOBBY. There is access to the rear garden through a upvc door with opaque window and a storage room (formerly a garage) with wooden double opening doors, further storage room and a UTILITY with single glazed window to the rear elevation and plumbing for a washing machine.

The staircase rises to the FIRST FLOOR LANDING which has a leaded double glazed window to the rear elevation, airing cupboard housing the wall mounted central heating boiler and SEPARATE W/C with a low level w/c and double glazed opaque window to the rear elevation, FAMILY BATHROOM which is fitted with a white suite comprising bath with shower over, pedestal wash hand basin, double glazed leaded window to the rear elevation and part tiling to the walls. There are TWO DOUBLE BEDROOMS with double glazed windows to the front elevation, recess over the stairs and radiators; BEDROOM 3 is also a generous single with a double glazed leaded window to the rear elevation.

## OUTSIDE

The property is approached over a gravel path through an established hedge with adjacent gravelled off-road parking and access to the wooden storage area. The REAR GARDEN is a generous size with a full width patio area, fencing to the boundary and large lawned area with lightly filled borders and views across to Pickles Hill.

## TENURE

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors.

## SERVICES

Verification should be obtained from your surveyor.

## COUNCIL TAX

South Staffordshire District Council. BAND: B

## POSSESSION

Vacant possession will be given on completion.

## VIEWINGS

Please contact the Wombourne office.

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

### Worcestershire Office

01562 546969

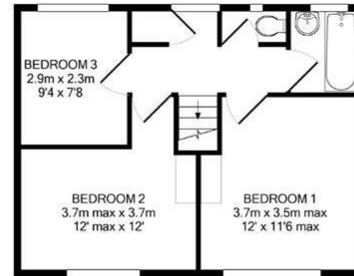
worcestershire@berrimaneaton.co.uk

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

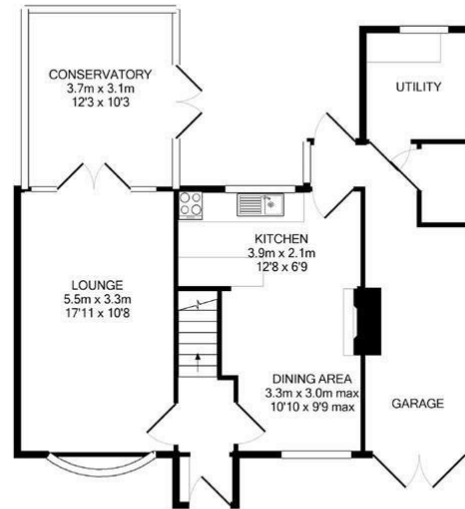
Offers Around  
£279,995

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.



1ST FLOOR



GROUND FLOOR

13 MEADOW LANE, WOMBOURNE  
 TOTAL APPROX. FLOOR AREA 112.6 SQ.M. (1212 SQ.FT.)  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
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