



48 Meadow Lane, Wombourne, Wolverhampton, WV5 9BU

**BERRIMAN**  
**EATON**

# 48 Meadow Lane, Wombourne, Wolverhampton, WV5 9BU

This is a charming semi-detached property which has been extended and has undergone significant internal improvements and now benefits from modern light and airy spaces with open plan living to the ground floor and two double bedrooms and a shower room to the first floor. The property benefits from double glazing, central heating and no upward chain.

EPC : D  
WOMBOURNE OFFICE

## LOCATION

Meadow Lane stands within easy reach of Wombourne village which provides a wide variety of amenities including shops, post office, doctors and dentists surgeries and a library. There are schools catering for all age groups, with St Benedict's being the closest Primary School. For anyone enjoying outdoor activities there is a cricket, tennis and bowls club within the village green as well as excellent walks along Pickerills Hill. The access to the canal system and railway walk is within walking distance of the house as well as regular buses into neighbouring Wolverhampton, Dudley, Stourbridge and the Merry Hill Centre, the closest bus stop being at the bottom of Bull Meadow Lane.

## DESCRIPTION

This is a charming semi-detached property which has been extended and has undergone significant internal improvements and now benefits from modern light and airy spaces with open plan living to the ground floor and two double bedrooms and a shower room to the first floor. The property benefits from double glazing, central heating and no upward chain.

## ACCOMMODATION

The ENTRANCE HALL is accessed through a UPVC double glazed door with leaded stained glass inserts and radiator. There is a storage cupboard which has a single glazed opaque window to the side elevation and has plumbing a low level WC, this is in situ but will need installing. The LAUNDRY has a single glazed opaque window to the side elevation, and a wall mounted central heating boiler. The kitchen has been moved to the rear of the property, so the entrance gives access to the LOUNGE which has double glazed window to the front elevation, decorative ceiling with mood lighting, media wall which incorporates an electric log fireplace and shelving either side, radiator and stairs to the first floor. The KITCHEN is fitted to a very high standard with a range of wall and base units with complementary quartz worksurfaces and central island which incorporates a breakfast bar. There is space for oven, fitted extractor and integrated dishwasher, fridge and freezer. There are double glazed bi folding doors onto the rear garden with double glazed window to the side elevation, vaulted ceiling with two double glazed skylights.

The staircase rises to the FIRST FLOOR LANDING with double glazed windows at the bottom and top of the staircase. On the landing there is a loft access and radiator. DOUBLE BEDROOM 1 has two double glazed windows to the rear elevation, cupboard over the stairs recess with a double glazed window within, open cupboard and radiator. DOUBLE BEDROOM 2 has two double glazed windows to the front elevation and radiator. The SHOWER ROOM has been completely modernised and now features a stylish suite including a walk in cubicle, low level WC, vanity wash hand basin with mixer tap, vertical radiator, double glazed opaque leaded window to the side elevation and tiling to the walls.

## OUTSIDE

To the front of the property there is a tarmac driveway affording OFF ROAD PARKING for several vehicles and side gated access to the entrance and the REAR GARDEN which is a generous size, in need of landscaping but enclosed with a fence to the boundary with a private aspect.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND B – 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 risk

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### Wombourne Office

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

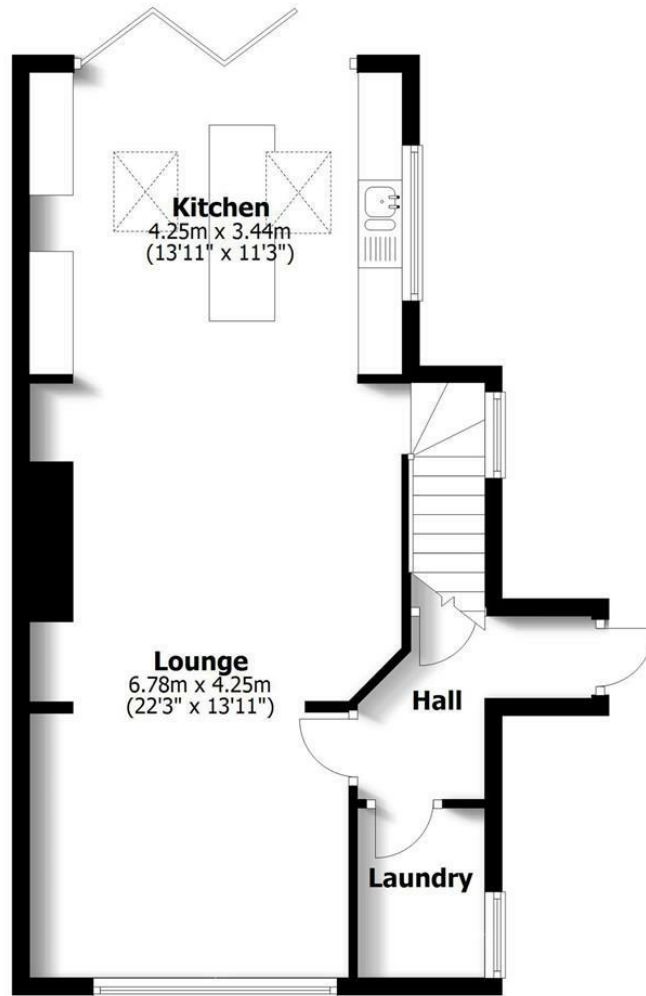
Offers In The Region Of  
£285,000

EPC: D

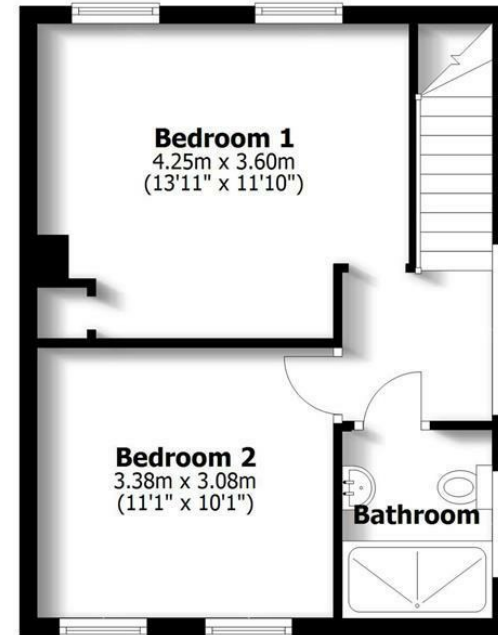
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



## 48 Meadow Lane Wombourne



**Ground Floor**



**First Floor**

**TOTAL: 86.7sq.m. 933sq.ft.**

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

