

3 Planks Lane, Wombourne, Wolverhampton, WV5 9HE

BERRIMAN
EATON

3 Planks Lane, Wombourne, Wolverhampton, WV5 9HE

COMPLETE CHAIN - MOVE IN BEFORE CHRISTMAS!
This deceptively spacious terraced property benefits from a large living room, modern fitted breakfast kitchen, downstairs toilet, master bedroom with en-suite and double bedroom to the first floor, large loft bedroom and separate shower room to the second floor. The rear garden is a generous size with decking, potential home office/summer house and a large lawned area.
EPC : D
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, library and the cricket, bowling and tennis facilities. The area is well served by schooling with Westfield Community Primary, St Benedict'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 deceptively spacious terraced property benefits from a large living room, modern fitted breakfast kitchen, downstairs toilet, master bedroom with en-suite and double bedroom to the first floor, large loft bedroom and separate shower room to the second floor. The rear garden is a generous size with decking, potential home office/summer house and a large lawned area. The property is UPVC double glazed and gas centrally heated.

ACCOMMODATION
A composite door gives access in the HALLWAY where the staircase rises to the first floor landing. The LOUNGE is extremely generous and has double glazed window with fitted shutters to the front elevation, two radiators and a log burner. There are double glazed French doors opening onto the rear garden, an understairs storage cupboard and a door into the KITCHEN. This is fitted with a range of wall and base units with complementary work surfaces incorporating a breakfast bar, inset single drainer sink unit with mixer tap, integrated appliances including oven, with gas hob and fitted chimney extractor, dishwasher, plumbing and space for washing machine and tumble dryer, vertical radiator, loft access, double glazed windows to the rear elevation and UPVC double glazed door to the garden, There is a tiled floor, spotlights and door to the INNER LOBBY which has a tiled floor and leads into the CLOAKROOM. This is fitted with a low level WC, wash hand basin and tiled splashback.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed window to the front elevation, radiator and further staircase with wooden balustrades rising to the top floor. The PRINCIPAL BEDROOM has a double glazed window to the rear elevation, radiator and door into the EN-SUITE BATHROOM which has a roll edge bath, walk in shower cubicle, pedestal wash hand basin, low level WC, heated ladder towel rail, double glazed opaque window to the rear elevation, spotlights and tiling to the walls and flooring. DOUBLE BEDROOM 2 has a double glazed window to the front elevation and radiator.

The staircase rises to the SECOND FLOOR LANDING which has a loft access. DOUBLE BEDROOM 3 has a double glazed skylight to the rear elevation, radiator and storage into the eaves to the front and rear. The SHOWER ROOM has a walk in cubicle, wash hand basin low level WC and radiator.

OUTSIDE
To the front of the property there are metal decorative railings with a gate which gives access to the entrance and has a gravelled foregarden. The REAR GARDEN has a decking area with steps leading to a further paved patio. There is a large lawned area with fencing to the boundary and a timber SUMMERHOUSE which has the potential to be converted into a home office with double glazed windows and door.

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 very low risk

Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers In The Region Of
£300,000

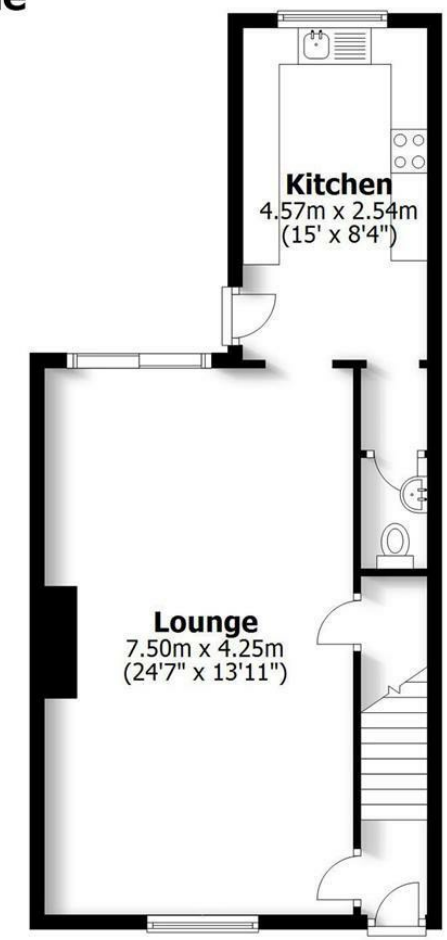
EPC: D

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.

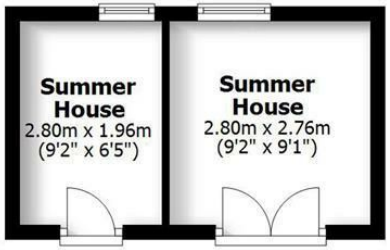


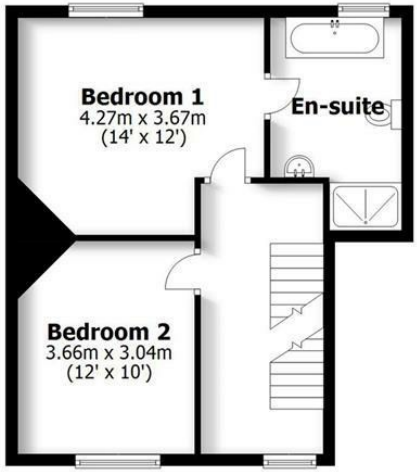



3 Planks Lane
Wombourne

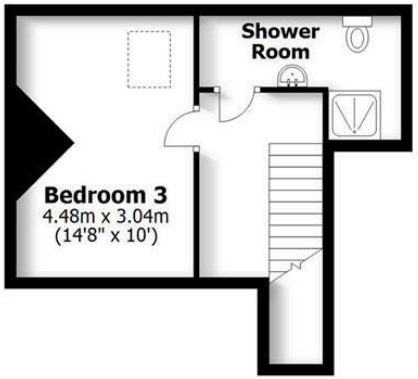


Ground Floor





First Floor



Second Floor

HOUSE:	123.7sq.m.	1332sq.ft.
SUMMER HOUSE:	13.5sq.m.	145sq.ft.
TOTAL:	**137.2sq.m.**	**1477sq.ft.**

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







