



25 Planks Lane, Wombourne, Wolverhampton, South Staffordshire, WV5 9HQ

25 Planks Lane, Wombourne, Wolverhampton, South Staffordshire, WV5 9HQ

A well presented, extended semi-detached house offering well proportioned accommodation throughout standing in a sought after and convenient address with a large driveway and garden

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. The area is well served by schooling with Westfield Community Primary, St Bernadettes'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

25 Planks Lane is a well proportioned family home which has been extended and considerably improved upon, during the current owners tenure, and is presented to a high standard with quality fitments and decor. The internal accommodation comprises a large lounge, extended kitchen and dining room with trifold doors onto the rear garden, separate utility room and downstairs cloakroom/wc. Upstairs there are four generous bedrooms with the principal bedroom having a spacious ensuite shower room and separate family bathroom. To the front of the property there is a large driveway affording off road parking for several vehicles and the rear garden is a particular feature of the property due to its size. The garage has been partly converted and is now a useful storage space. The property benefits from central heating and double glazing.

ACCOMMODATION

A double glazed door with opaque inserts opens into the ENTRANCE HALLWAY with double glazed leaded opaque window to the front elevation, staircase rising to the first floor landing and tiled floor. The THROUGH LOUNGE has a double glazed leaded bay window to the front elevation and double glazed patio doors to the rear garden. The KITCHEN / DINING ROOM has been extended and now has tri-fold doors to the rear garden, a dining area and the kitchen is fitted with a range of high-quality wall and base units with complementary work surfaces and breakfast bar, inset 1½ bowl sink and drainer with stainless steel mixer tap, plumbing for a dishwasher, integrated oven with four-ring hob and extractor chimney over, integrated fridge freezer, double glazed window overlooking the rear garden and understairs storage cupboard. A door leads into the UTILITY

AREA which was formerly part of the garage and has been partitioned to provide fitted work surfaces, plumbing and space for a washing machine and tumble dryer, tiled floor and door to the downstairs CLOAKROOM which has a pedestal wash hand basin, low-level wc and tiled floor.

The staircase rises to a split LANDING. To the right hand side is the PRINCIPAL BEDROOM with double glazed leaded window to the front elevation and door to the spacious ENSUITE which is fitted with a double walk-in shower cubicle, pedestal wash hand basin, low-level wc and double glazed opaque window to the rear elevation. To the left hand side, there is loft access and airing cupboard with shelving. The BATHROOM is fitted with a white suite comprising P-shaped bath with curved glazed screen and electric shower over, pedestal wash hand basin, low-level wc, chrome heated ladder towel rail, tiled splashback. BEDROOM 2 has a double glazed leaded window to the front elevation and BEDROOM 3 has a double glazed window to the rear elevation and fitted walk-in wardrobe with hanging rails. BEDROOM 4 has a double glazed leaded window to the front elevation and desk built over the stairwell.

OUTSIDE

The property benefits from a large frontage and is approached over a driveway laid in gravel affording off-street parking for several vehicles, there is a path to the front door, front garden, berry hedge to the boundary and access to the former garage which has metal double doors and allows for a good storage area.

The ENCLOSED REAR GARDEN is accessed from the house and has a large paved patio area, extensive lawn and barked area suitable for children's play area, established fruit tree, hardstanding for a shed and fencing to the boundary.

SERVICES

We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND C - South Staffordshire DC.
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Wombourne office.

**13/15 High Street
Tettenhall
Wolverhampton
WV6 8QS
01902 747744**

tettenhall@berrimaneaton.co.uk

**22/23 Whitburn Street
Bridgnorth
Shropshire
WV16 4QN
01746 766499**

bridgnorth@berrimaneaton.co.uk

**High Street
Wombourne
Wolverhampton
WV5 9DP
01902 326366**

wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers around
£300,000

EPC: D

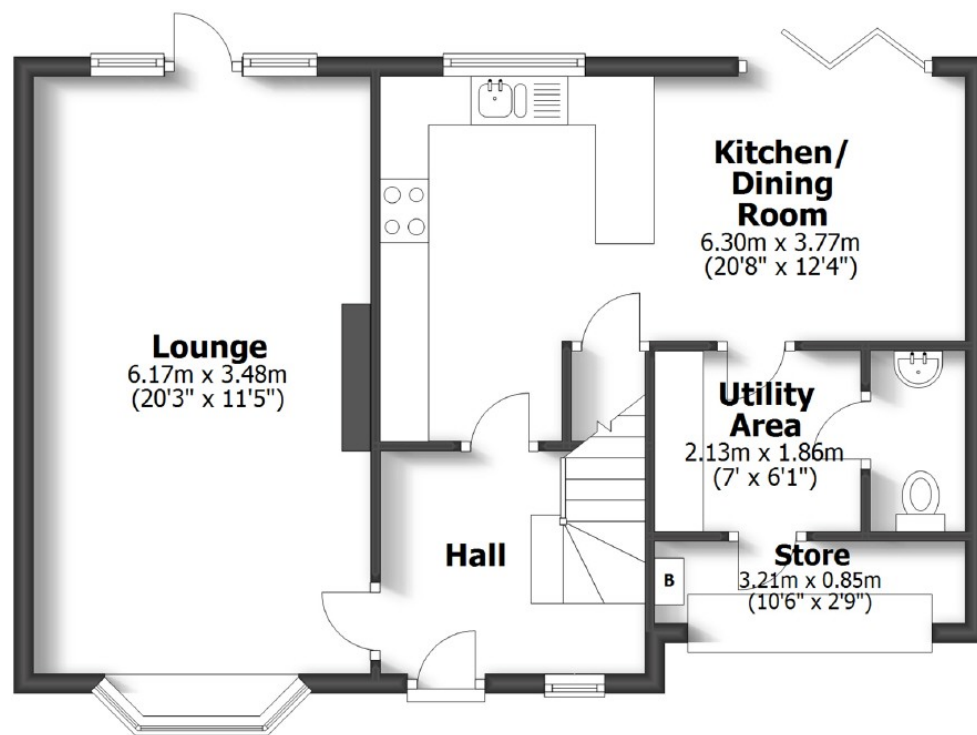
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



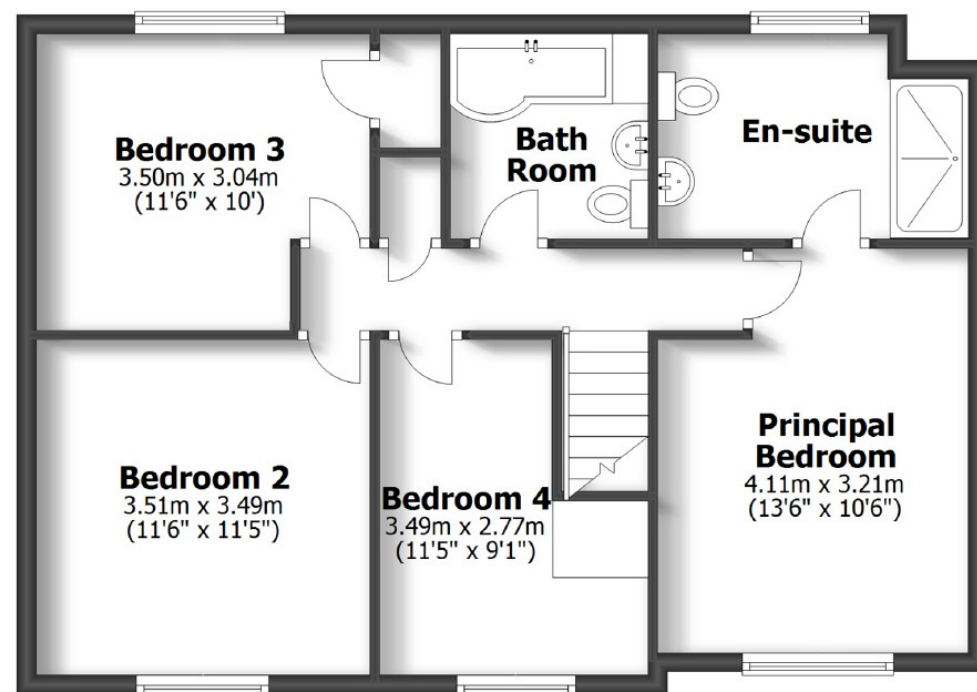
25 PLANKS LANE WOMBOURNE

HOUSE: 117.1sq.m. 1261sq.ft.
STORE: 2.7sq.m. 29sq.ft.
TOTAL: 119.8sq.m. 1290sq.ft.

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



Ground Floor



First Floor

