



22 Meadow Lane, Wombourne, Wolverhampton, South Staffordshire, WV5 9BU

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A mid-terrace house offering four-bedroomed accommodation over two storeys benefitting from double glazed windows, gas-fired central heating and cavity wall insulation, standing in a convenient and established residential address

LOCATION

Meadow Lane stands within easy walking distance of Wombourne village which provides a wide variety of amenities including grocery shops, bank, doctor and dentist surgeries and a library. There are schools catering for all age groups and for anyone enjoying outdoor activities there is a cricket, tennis and bowls club within the village green. 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

22 Meadow Lane is an ex-council mid-terraced property built of brick with off-street parking and a charming, south facing rear garden. The internal accommodation comprises through lounge, dining kitchen, lobby and wc to the ground floor with four bedrooms and shower room to the first floor. The property may require some cosmetic updating and benefits from double glazed windows throughout, cavity wall insulation that was installed in October 2012 with a 25-year guarantee and gas-fired central heating.

ACCOMMODATION

A step leads up to the OPEN PORCH with UPVC front door with double glazed opaque insert opening into the HALL. The THROUGH LOUNGE has double glazed windows to the front and rear elevations, coved ceiling and chimney breast housing a gas fire. The KITCHEN has space for a dining table and a range of wall and base units with work surfaces, breakfast shelf, inset single drainer sink unit with mixer tap, space for a cooker, space and plumbing for a washing machine, tiled fireplace housing a gas fire, and double glazed window to the front elevation. A door leads into the LOBBY with

UPVC door to the garden, latched door to a storeroom, understairs STOREROOM housing the wall-mounted Ariston gas-fired boiler, double glazed window to the rear and WC with double glazed window to the rear elevation.

The staircase rises to the first floor LANDING with double glazed opaque window to the rear elevation. BEDROOM 1 has a double glazed window to the front elevation, coved ceiling and built-in cupboard with shelving. BEDROOM 2 has a double glazed window overlooking the rear garden and BEDROOMS 3 AND 4 have double glazed windows to the front. The fully-tiled HOUSE SHOWER ROOM is fitted with a white suite comprising shower cubicle with electric shower, pedestal wash hand basin, low-level wc and double glazed opaque window to the rear elevation.

OUTSIDE

The property is approached over a tarmac driveway with lawn to one side, dwarf hedge and slabbed path giving access to a shared side passage leading to gated access to the rear garden.

The REAR GARDEN benefits from a sunny south facing aspect and has a slabbed patio, gate to the side, lawn, well established and planted borders, slabbed path to hardstanding suitable for a greenhouse to the rear of the garden, hardstanding for a shed, fencing to the side boundary and tall hedge to the rear.

SERVICES

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

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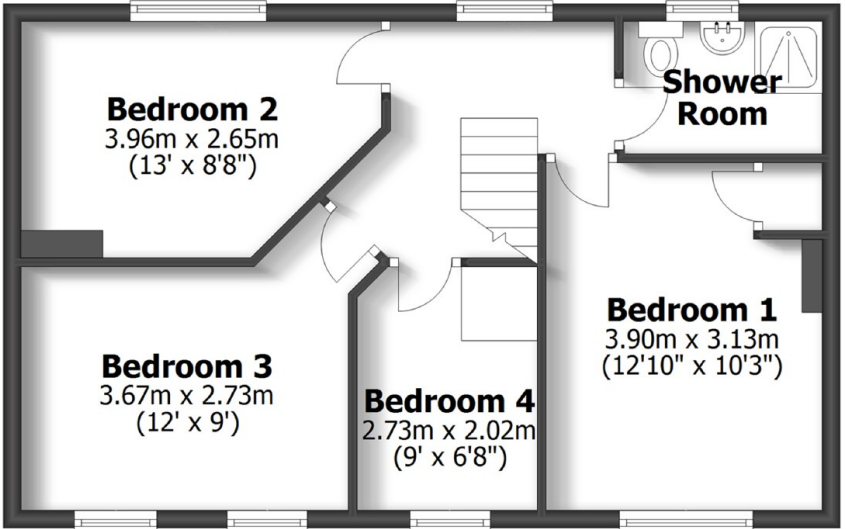
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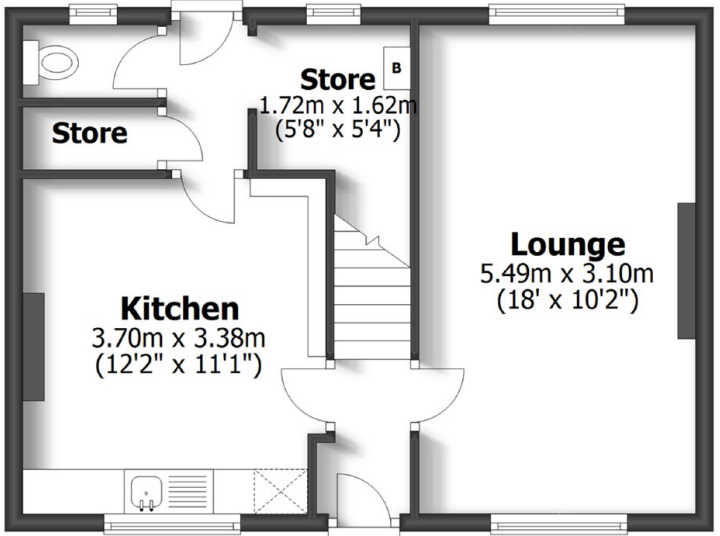
EPC: C

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.

22 MEADOW LANE WOMBOURNE



First Floor



Ground Floor



TOTAL: 90.5sq.m. 974sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

