



The Cottage, 7 Sytch Lane, Wombourne, Wolverhampton, South Staffordshire, WV5 0NF

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A delightful detached family residence of character enjoying a popular location close to a wealth of amenities within the village of Wombourne. The house offers well presented accommodation over two storeys with four bedrooms, ensuite and family bathroom

LOCATION

Sytch Lane stands within easy walking distance of the wide ranging facilities and amenities available within the fashionable village of Wombourne. The area is well served by schooling of high repute for all ages and there is convenient travelling to Wolverhampton City Centre, Dudley, Stourbridge and the whole motorway network.

DESCRIPTION

7 Sytch Lane is a charming detached family residence of character and is well presented throughout offering accommodation including reception hall, lounge, dining room, kitchen, guests cloakroom, four bedrooms, ensuite and family bathroom. The property benefits from gas-fired central heating and double glazing, driveway, landscaped rear garden and detached garage.

ACCOMMODATION

A CANOPY PORCH leads through the double glazed front door into the RECEPTION HALL with parquet flooring, French doors to the rear garden and understairs cupboard. The LOUNGE has a double glazed window to the front elevation and double glazed windows to the side, double glazed French doors to the rear garden, wall lights, beamed effect ceiling and feature inglenook fireplace housing a wood-burning stove. Double doors from the hall lead into the DINING ROOM with a double glazed window to the front and beamed-effect ceiling, brick fireplace and door into the KITCHEN which is fitted with a range of modern wall and base units with complementary work surfaces, inset sink with drainer and mixer tap, under-unit lighting, space for a range style cooker with extractor hood over, integrated fridge freezer, dishwasher, spotlights, downlight storage alcove, tiled floor, double glazed windows to front and side and door back into the hallway. There is a GUEST CLOAKROOM comprising vanity unit with wash basin with cupboard beneath, wc, wall-mounted gas-fired boiler, tiled walls, parquet flooring and double glazed window to the

side.

Stairs from the hall rise to the part-galleried FIRST FLOOR LANDING with double glazed window to the rear and loft access. The principal suite comprises BEDROOM 1 with double glazed window to the front and ENSUITE SHOWER with shower cubicle, wc, pedestal wash hand basin, ceiling light, airing cupboard, tiled walls, Karndean floor and double glazed window to the side. There are THREE FURTHER DOUBLE BEDROOMS. Bedrooms 2 and 3 have double glazed windows to the front and bedroom 4 to the rear. The HOUSE BATHROOM is fitted with a white suite comprising wc, pedestal wash hand basin, panelled bath with shower over, tiled walls and double glazed window to the rear elevation.

OUTSIDE

The property is approached over a block-paved driveway affording off-street parking for several vehicles and giving access to the DETACHED GARAGE which has an electronically operated elevating door, light and power, boarded loft storage space, work surface with inset sink and drainer, plumbing for a washing machine and space for a tumble dryer, side door and window. There is a block-paved side pathway leading to the entrance door and planted borders to the front of the house.

Gated side access leads to the rear of the property where there is an attractive, landscaped COTTAGE GARDEN with block-paved patios and walkways, lawn, well stocked borders and door to the rear of the garage.

SERVICES

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

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Wolverhampton
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£375,000

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.

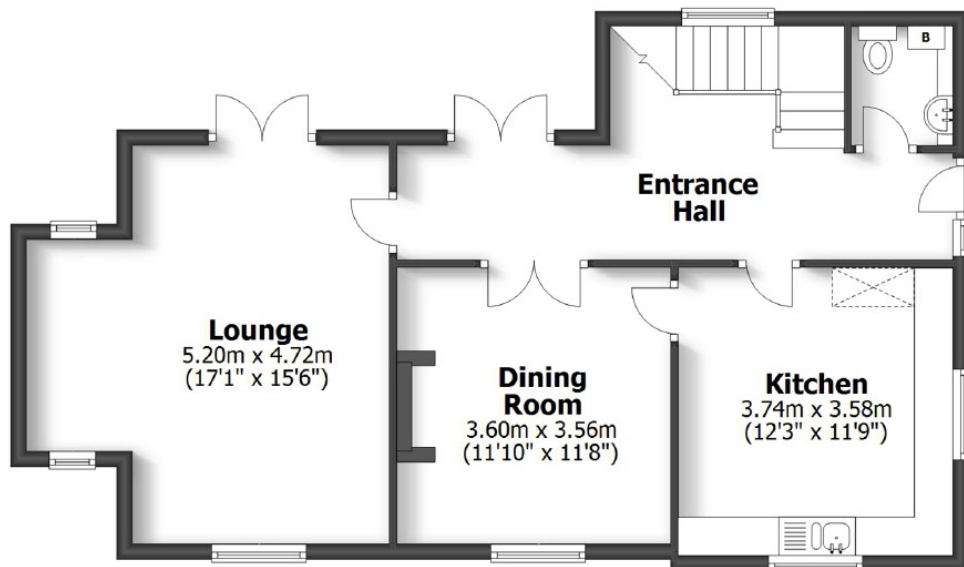
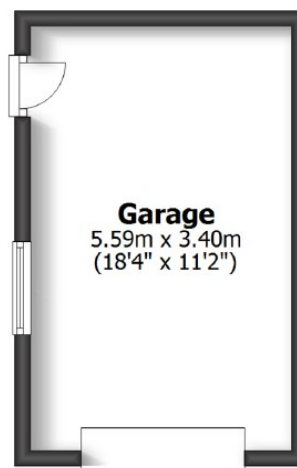


THE COTTAGE

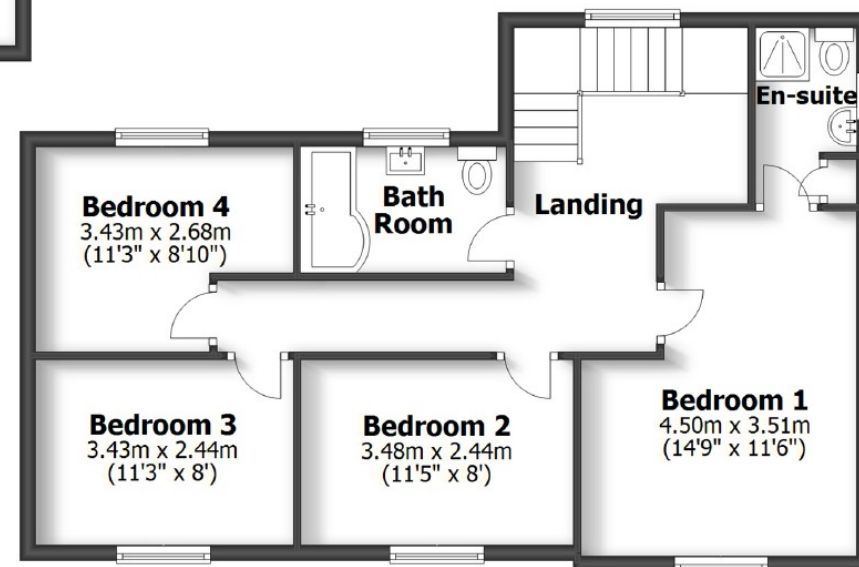
7 SYTCH LANE, WOMBOURNE

HOUSE: 130.2sq.m. 1401sq.ft.
GARAGE: 19sq.m. 205sq.ft.
TOTAL: 149.2sq.m. 1606sq.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

