



29 WALK LANE WOLVERHAMPTON, WV5 9HH

OFFERS IN THE REGION OF £420,000
FREEHOLD

Traditional style three bedroom detached home in a highly sought after village location just a short walk from the centre and many attractive walks. Featuring a large garden to the rear the spacious accommodation includes a reception hall, living room, sitting room, breakfast kitchen, ground floor w.c, three bedrooms and side garage. Scope for future extension subject to necessary planning and building consent.

29 WALK LANE

- Traditional Detached Home • Prime Village Location • Large Rear Garden • Three Bedrooms • Living Room • Sitting Room • Breakfast Kitchen • Ground Floor W.C. • Side Garage • Short Walk To Village Centre



SUMMARY

Traditional style three bedroom detached home in a highly sought after village location just a short walk from the centre and many attractive walks. Featuring a large garden to the rear the spacious accommodation includes a reception hall, living room, sitting room, breakfast kitchen, ground floor w.c, three bedrooms and side garage. Scope for future extension subject to necessary planning and building consent.

APPROACH

The property is approached via a driveway providing off road parking with access to the side garage.

RECEPTION HALL

Tiled floor, radiator, under stairs cupboard, staircase to the first floor landing.

LIVING ROOM

14'5" into bay x 12'6"

Bay window to the front, radiator, attractive feature fireplace with tiled hearth and wood burning stove.

SITTING ROOM

12'4" x 11'6"

Sash window to the rear, radiator and feature brick fireplace with wood burning stove.

DINING KITCHEN

19'5" x 8'10"

Two windows to the side, radiator, tiled floor and a range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a 1 1/4 bowl

stainless steel sink and drainer with mixer tap. There is plumbing for a washing machine, space for numerous household appliances and a doorway to the rear lobby.

REAR LOBBY

Window to the side, doors to the rear garden and a guest w.c.

GUEST W.C.

Obscure window to the rear, tiled floor, low level w.c.

FIRST FLOOR LANDING

Gallery landing with fitted store cupboard and doors to:

BEDROOM ONE

11'11" x 10'11"

Sash window to the front, radiator and decorative fireplace.

BEDROOM TWO

12'4" x 11'6"

Sash window to the rear and radiator.

BEDROOM THREE

8'8" x 6'2"

Sash window to the front and radiator.

BATHROOM

Sash window to the side, tiled walls and white suite comprising close couple w.c. panelled bath, pedestal wash hand basin and shower enclosure.

REAR GARDEN

To the rear of the property is a large garden with spacious paved patio area and extensive lawns beyond.

GARAGE

Double doors to the front and rear, electric power points and lighting.

29 WALK LANE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	84
(81-91)	B	
(69-80)	C	
(55-68)	D	56
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements