2 Lanes Close, Wombourne, Wolverhampton, South Staffordshire, WV5 8JD
A two-bed end terraced house offering well proportioned accommodation over two storeys

LOCATION
Lanes Close is situated on the popular Pool House development within walking distance of Sainsburys. There is a wide range of facilities available within Wombourne village including a bank, library, doctor's surgery and schools together with leisure facilities. There are pleasant walks available along the railway and canal system.

The area is well served by public transport affording convenient access to the more extensive amenities of Wolverhampton City Centre, Dudley and Stourbridge.

DESCRIPTION
The property is a well presented end terraced house occupying a good sized plot with garage and parking in an adjacent car park. The internal accommodation is presented to a good standard and comprises ample lounge, fitted kitchen with space for appliances, two bedrooms and bathroom fitted with white suite. The rear garden is landscaped and enclosed with decked and gravelled patio, lawn and planting borders. The property benefits from central heating and double glazing.

ACCOMMODATION
A UPVC front door with opaque leaded side panels opens into the ENTRANCE HALL which has spotlights and an open storage cupboard. The LOUNGE has a double glazed window to the front elevation, dado rail, staircase rising to the first floor landing with understairs storage and a walk-in storage cupboard to the side with shelving and housing the tumble dryer. A double glazed part-opaque door opens onto the rear garden and there is access to the KITCHEN which is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit with mixer tap, single oven with four-ring gas hob over and chimney extractor, plumbing for a washing machine, tiled splashback and a double glazed window to the rear elevation.

The staircase rises to the first floor LANDING with loft access, double glazed opaque window to the rear elevation and airing cupboard housing the wall-mounted Worcester Bosch gas fired central heating boiler and there is shelving over the stairwell. The BATHROOM is fitted with a white suite comprising bath with shower over with glazed screen, pedestal wash hand basin, low-level wc, double glazed opaque window to the rear elevation, tiled walls and chrome heated ladder towel rail. The PRINCIPAL BEDROOM has fitted wardrobes with sliding doors, fitted storage cupboard, double glazed window to the front elevation, and BEDROOM 2 also has a double glazed window to the front elevation.

OUTSIDE
The property is approached over a path and steps leading to the front door, with side lawned area with a path to the side giving gated access to the REAR GARDEN which has a gravelled patio area with raised decking, barked borders with sleeper edging, lawn and fencing to the boundary.

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.

Offers around £165,000

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.