



**Bartlams**

**12 Stubley Drive, FALLINGS PARK, WV10 9YB**

# £335,000

## **\*EXTENDED FIVE BEDROOM FAMILY HOME WITH TWO BATHROOMS\***

Situated within a sought-after residential development in Fallings Park, adjacent to Wolverhampton City Centre, this property enjoys close proximity to reputable schools and excellent transportation links, including bus and train stations, with convenient access to both the M6 and M54 motorways.

On the ground floor, the property features an entrance hallway, convenient guest W.C., an open-plan living space highlighted with a fireplace and dining area, a well-appointed fitted breakfast kitchen diner, and an additional second kitchen/utility room.

The first-floor accommodation comprises a landing, a family bathroom, and a second shower room, along with a master bedroom boasting fitted wardrobes, two additional double bedrooms, and two single bedrooms.

Externally, the property benefits from a sizable block-paved driveway accommodating multiple vehicles, as well as a generously proportioned enclosed rear garden.

Presented in good condition throughout, this property boasts double-glazed windows and gas central heating.

- EXTENDED FROM A 3 TO A 5 BEDROOM HOME.
- OPEN PLAN LIVING SPACE WITH DINING AREA.
- BREAKFAST KITCHEN AND SECOND KITCHEN/UTILITY.
- THREE DOUBLE BEDROOMS AND TWO SINGLE BEDROOMS.
- BATHROOM AND SHOWER ROOM UPSTAIRS .
  - DOUBLE GLAZING AND CENTRAL HEATING.
- OFF ROAD PARKING AND ENCLOSED REAR GARDEN.
  - SEPRATE DOWNSTAIRS W.C..

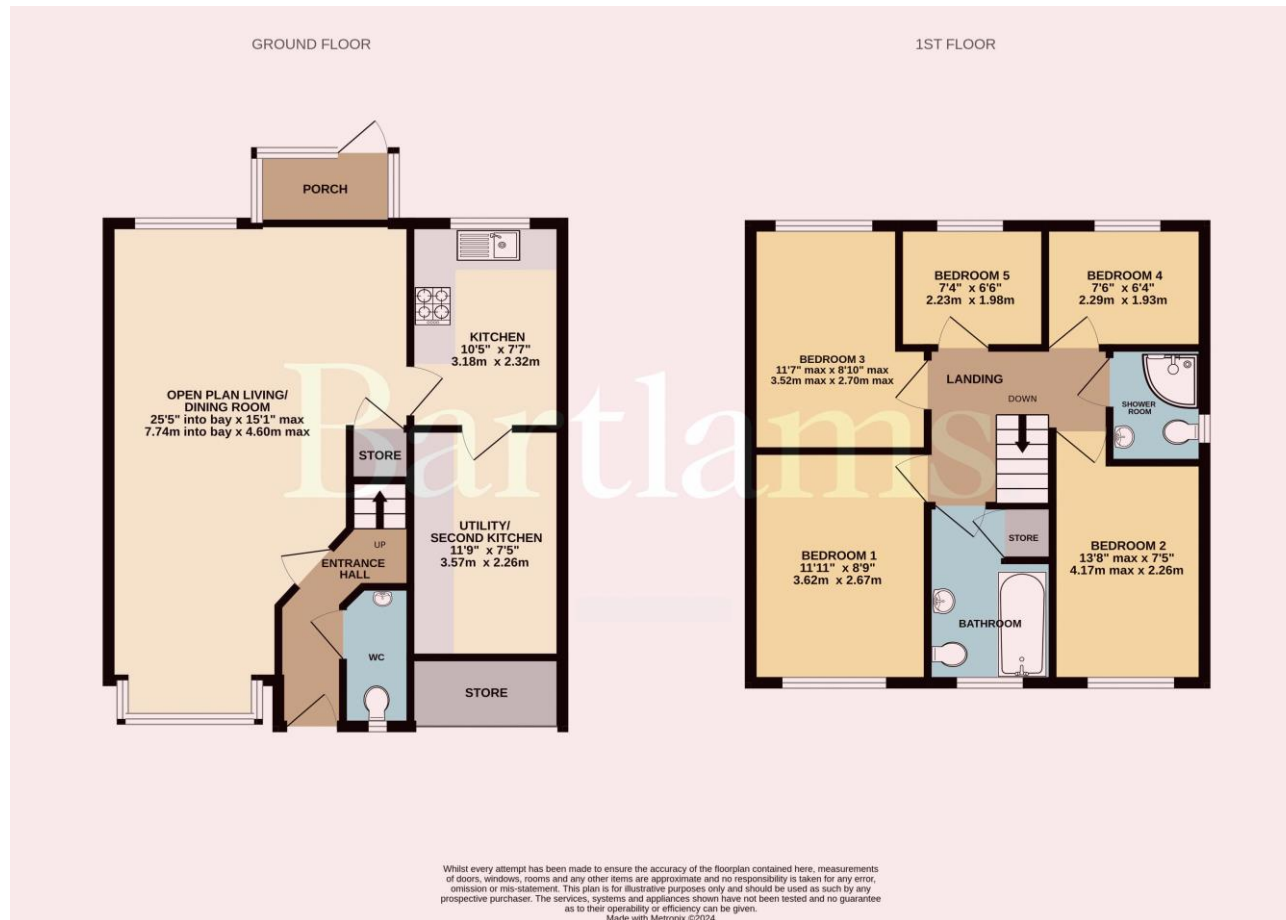


Freehold  
COUNCIL TAX BAND - C  
EPC RATING - D

**NOTICE:** These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

**DISCLOSURE:** As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

**Bartlams**



PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED: .....

DATE: .....

24 High Street TETTENHALL Wolverhampton West Midlands WV6 8QT

01902 759888

tettenhallsales@bartlams.co.uk

www.bartlams.co.uk



