



Bartlams

1 St. Benedicts Road, Wombourne, WV5 9HP

£325,000

****NO UPWARD CHAIN**** Wonderfully positioned three bedroom semi-detached home situated within a highly sought after address within close proximity to Wombourne Village Centre, offering plenty of interior living space and a stunning private garden, an ideal home for a young or growing family. Approaching the property is a surfaced driveway providing plentiful off road parking with a garage setback from the front of house supplying a vast amount of storage space. Step through the front door and you will find yourself in the entrance hall which presents the stairs to the first floor, storage space and entry to the lounge diner. The spacious lounge diner runs from the front to the rear of the property with a large window overlooking the drive and sliding doors to the garden. The kitchen is accessed via the lounge diner which benefits well maintained wall and base units with work tops over, an integrated oven, integrated hob with extractor fan above, one and a half sink and drainer and space for a washing machine, drier and fridge freezer. The kitchen also provides plenty of storage space and another door to the side of the property, creating easy access to the garage and drive. The 16ft garage can be accessed from the garden and the front of the property and offers a store to the rear, creating a handy storage space for your essential garden tools and larger items. The first floor showcases a good sized landing with an airing cupboard, three well proportioned bedrooms and a family shower room. The principal bedroom is located to the rear with a large window overlooking the garden and plenty of space for storage. The second and third bedroom are positioned to the front of the first floor, both benefitting a integrated storage and a window overlooking the drive. The family shower room completes the interior of this home with a corner shower, WC and wash hand basin. The beautifully lawned rear garden with patio areas to the front and rear can be accessed from the garage and the lounge diner. The easterly facing garden offers plenty of sunlight throughout the day at all times of the year. Don't miss the chance to view this spectacular home! We are advised by our client that this property is; Freehold, Council Tax Band - C, EPC - D.

- NO UPWARD CHAIN.
- OFF ROAD PARKING.
- BEAUTIFUL EASTERLY FACING REAR GARDEN.
 - THREE GOOD SIZED BEDROOMS.
- HIGHLY SOUGHT AFTER LOCATION CLOSE TO WOMBOURNE VILLAGE.
 - VILLAGE CENTRE AMENITIES JUST A SHORT WALK AWAY.
 - EASY TO ACCESS PUBLIC TRANSPORT LINKS.
 - FREEHOLD. COUNCIL TAX BAND - C. EPC - D.



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.

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