



Bartlams

44 Billy Buns Lane, Wombourne, WV5 9BP

£365,000

Presenting a wonderful opportunity to acquire a substantially extended five bedroom semi-detached home on the northern outskirts of Wombourne village offering fantastic village centre amenities and an ideal position for local schooling. With five bedrooms and two reception rooms, this property makes for a fantastic family home.

As you enter the property you are greeted by a warm and welcoming hallway providing access to the living room, dining room and kitchen. Off the kitchen you have a handy utility area providing access to the rear garden and a secondary entrance to the 15ft garage. The dining room and utility area provide access to the rear garden that boasts a lovely decking area to the front and large lawned areas extending to the rear of the garden, making this a great space for all to enjoy. The first Floor compliments the ground floor wonderfully with five well thought out and spacious bedrooms accompanied by a larger than average family bathroom.

To the front of the property there is a large driveway ideal for parking multiple vehicles, the main entrance to the property and access to the garage.

A viewing is highly recommended to truly appreciate this unique home on the outskirts of Wombourne Village. We are advised by our clients that the property is; Freehold. Council Tax Band - D. EPC - E.

- FIVE BEDROOM SEMI DETACHED HOME.
- LARGE DRIVEWAY FOR MULTIPLE VEHICLES.
 - TWO RECEPTION ROOMS.
 - HEAVILY EXTENDED.
- HANDY FOR VILLAGE FACILITIES AND SCHOOLING.
 - SOUTH FACING REAR GARDEN.
 - TRANSPORT LINKS NEARBY.
- FREEHOLD. COUNCIL TAX BAND - D. EPC - E.



COUNCIL TAX BAND - D
EPC RATING - E

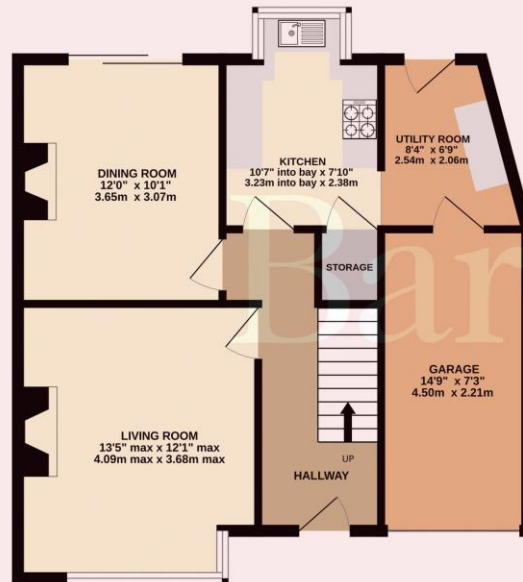
NOTICE: These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation 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.

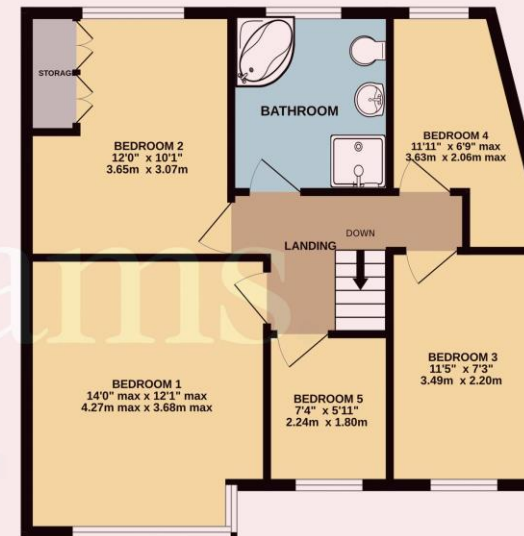
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GROUND FLOOR
590 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 1183 sq.ft. (109.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS
ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED:

DATE:

House on the Green High Street Wombourne Wolverhampton Staffordshire WV5 9DP

01902 894141

wombournesales@bartlams.co.uk

www.bartlams.co.uk



