



**Bartlams**

**1 The Croft, Wombourne, WV5 8HG**

# £499,950

**\*\*IDEAL FAMILY HOME\*\*** Wonderfully extended and delightfully positioned modern style four bedroom detached family residence situated in a sought after cul-de-sac location within this select fringe of estate position just off Poolhouse Road yet convenient for the excellent village facilities. Walk through the front door and you are welcomed by a spacious entrance hall leading to several rooms including a downstairs WC with wash hand basin and beautiful quarter-turn stairs to the first floor. The first reception room is the extended living room just off the hall boasting a feature fireplace with decorative wooden surround and double doors leading to the conservatory. The conservatory is well maintained showcasing double glazed windows throughout and french doors leading to the garden, creating great space for a sitting room or play room for children overlooking the garden. The dining room which can be found between the kitchen and the living room, also benefits a door to the garden. An L-shaped kitchen provides plenty of space for an array of wall and base units with work tops over, integrated cooker and built-in fridge freezer, the kitchen also presents another door to the garden. To complete the internal ground floor is a study which is accessed from the entrance hall, offering an ideal place for working from home needs. Up the stairs to an impressive landing with a chandelier hanging above, presenting four well proportioned bedrooms, a family bathroom, en-suite and a generous amount of storage throughout. The principal bedroom is found to the front of the property benefitting an en-suite shower room, fitted storage space and a large window overlooking the driveway. The second bedroom is also positioned at the front of the first floor offering plenty of room for a double bed and more fitted storage. The third and fourth bedroom are found to the rear of the property, both overlooking the garden and showcasing more fitted storage space. To complete the first floor is the family bathroom located at the rear with a corner bath, WC and wash hand basin, making this property tick all the boxes for a growing family. The front of the property hosts a large driveway providing plenty of parking for multiple vehicles, an electrically operated garage door, gated side access to the rear of the property and the main entry to the house. The garage can also be accessed from the side of the property. To the rear is a large and private garden that wraps around the right side of the property providing extra space for sheds and other storage, a handy place for keeping garden tools, the garden can be accessed from the gated side entry, conservatory, dining room and kitchen, offering lawn and patio areas for all ages to enjoy, fantastic for entertaining guests. Don't miss the opportunity to view this spectacular family home! Call our local team now! We are advised by our clients that this property is; Freehold, Council Tax Band - F, EPC - C.

- SOUGHT AFTER CUL-DE-SAC LOCATION.
  - OFF ROAD PARKING.
  - PRIVATE REAR GARDEN.
- FOUR BEDROOMS, FAMILY BATHROOM AND EN-SUITE.
  - LARGE LIVING ROOM AND CONSERVATORY.
    - AMENITIES NEARBY.
  - EASY ACCESS TO PUBLIC TRANSPORT LINKS.
  - FREEHOLD. COUNCIL TAX BAND - F. EPC - C.

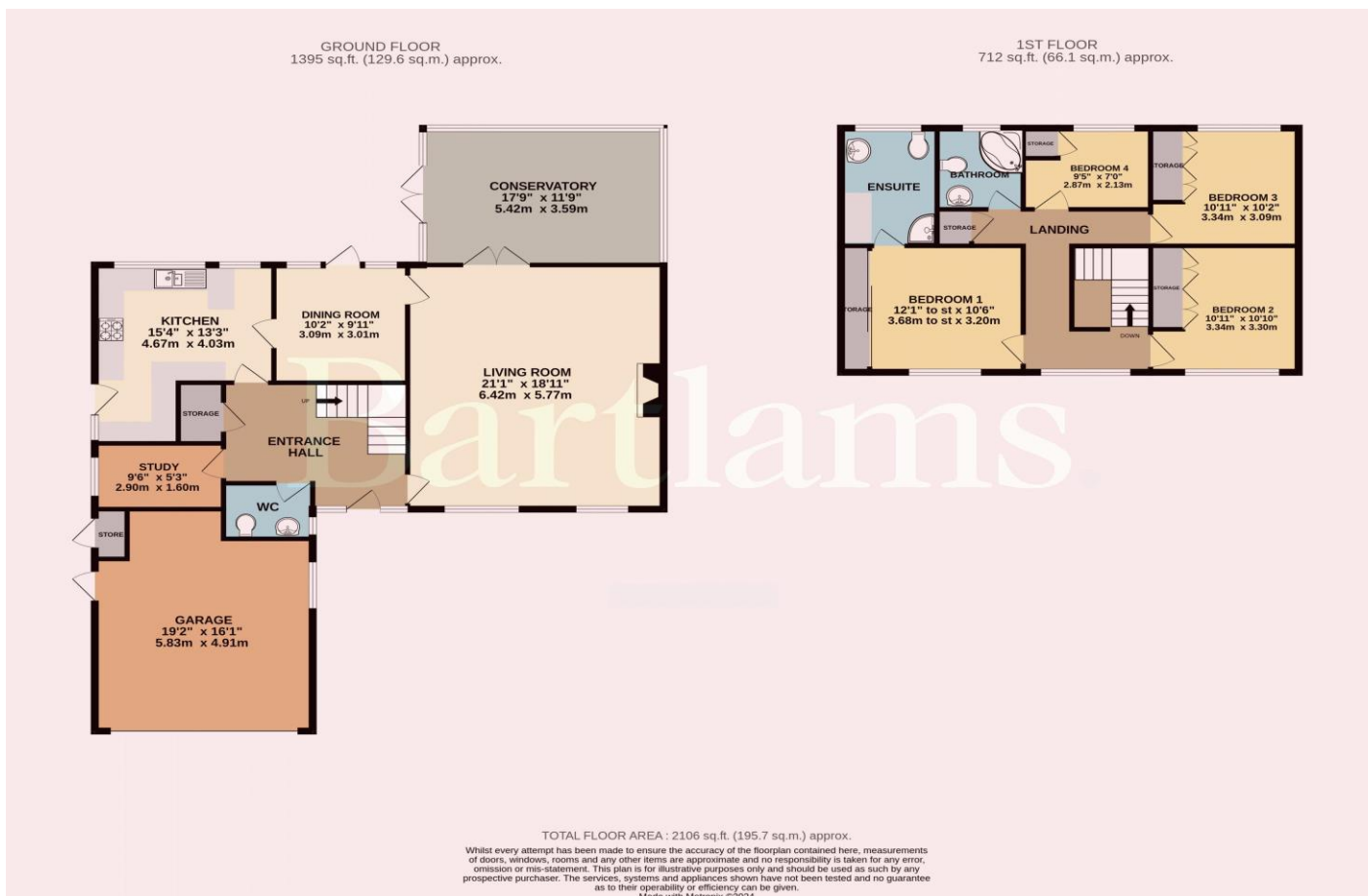


Freehold  
COUNCIL TAX BAND - F  
EPC RATING - C

**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: .....

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

01902 894141

wombournesales@bartlams.co.uk

www.bartlams.co.uk



