



Bartlams

85 Planks Lane, Wombourne, WV5 8DX



Offers around £ 285,000

Representing a fantastic opportunity to acquire a well proportioned three bedroom traditional semi-detached home situated within a highly sought after residential area, well placed for highly regarded local schools and village centre amenities.

As you enter the property, you are welcomed by a spacious entrance hall that leads to the living room, kitchen and stairs to the first floor. The 24ft through lounge has a cozy sitting area and room for dining along with a double-glazed bay window to the front and sliding door to the rear providing access to the garden. The kitchen is fitted with wall and base units with work tops over, integrated cooker, stainless steel sink and drainer, and space for a fridge freezer. Off the kitchen is a useful utility area with wall and base units to match the kitchen, door to the rear garden, secondary access to the garage. To complete the ground floor is a 15ft garage also accessible from the front of the property, creating a well positioned place for storage.

Up to the first floor and you will find three well-proportioned bedrooms, the principal bedroom being positioned to the front of the property with the second and third bedrooms to the rear, a stylishly upgraded family bathroom completes the first floor. The exterior compliments the interior of this fabulous home with the front of the property providing a large private driveway, plenty of space for multiple vehicles, access to the garage and the main entrance to the property.

To the rear is a private, south-westerly facing garden accessed from the living room or utility, with lawn and patio areas capturing the sun throughout the day. Get in contact with our local team to arrange your viewing on this fantastic home!

We are advised by our clients, the property is Freehold, Council Tax Band - C, EPC - C.

- TRADITIONAL BAY FRONTED THREE-BEDROOM SEMI-DETACHED.
 - LARGE DRIVEWAY FOR MULTIPLE VEHICLES.
- SOUGHT AFTER LOCATION, GREAT FOR LOCAL SCHOOLING AND AMENITIES.
 - PUBLIC TRANSPORT LINKS NEARBY.
 - WILL MAKE A WONDERFUL FAMILY HOME.
 - FREEHOLD, COUNCIL TAX BAND - C, EPC - C.

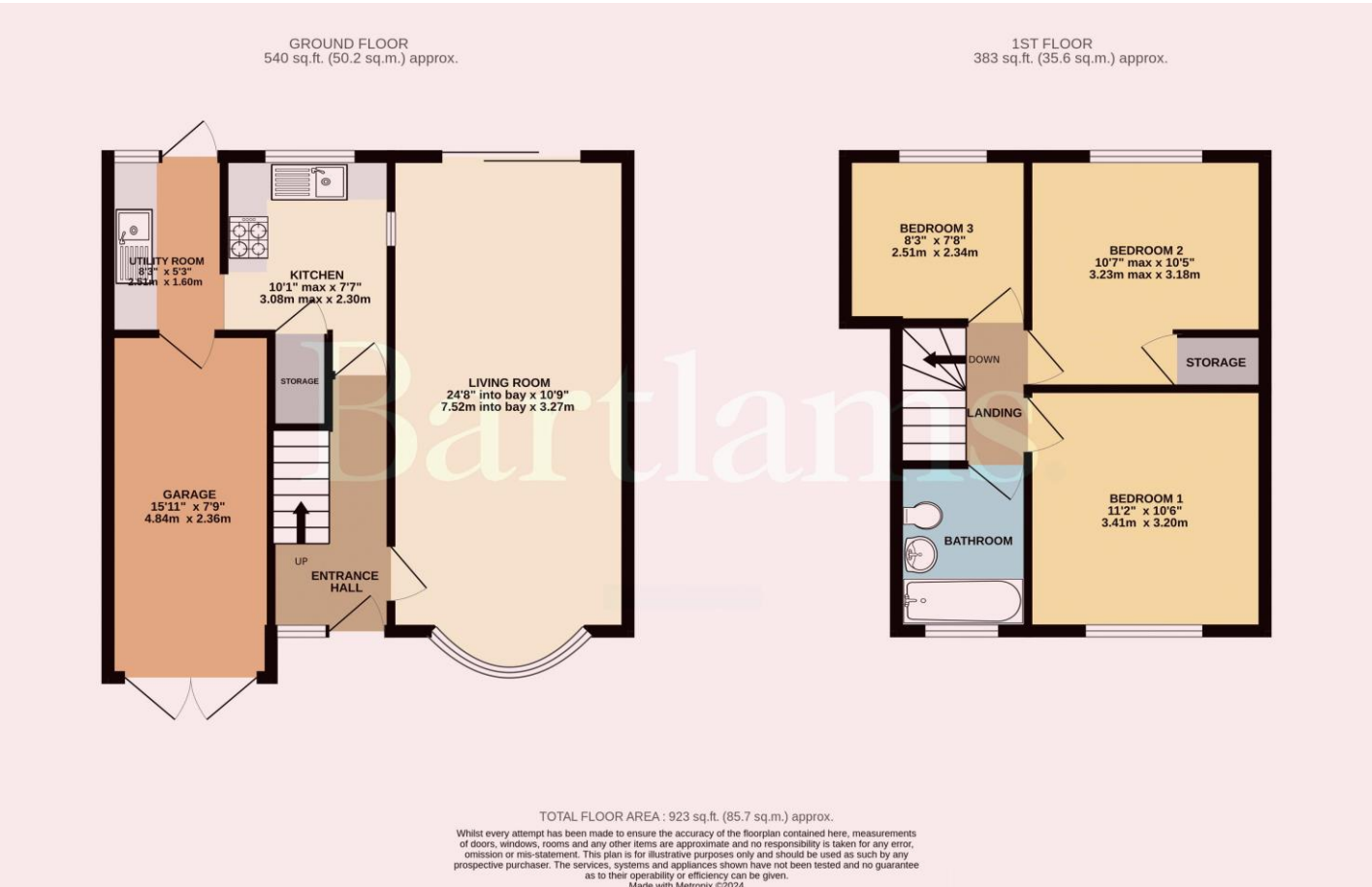


Freehold
COUNCIL TAX BAND - C
EPC RATING - C

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



