



**Bartlams**

**44 Sytch Lane, Wombourne, WV5 0JR**

# £ 285,000

Presenting a fantastic opportunity to acquire a three bedroom semi-detached home within a highly sought after residential area off Common Road, situated close to village centre amenities and local schooling, this property makes for a wonderful family home. Upon entry to this property you are greeted by an entrance hall benefitting fitted storage and the access to the first floor and family living room. The living room hosts a feature fireplace and provides entry into the conservatory and kitchen. The conservatory is accessed by sliding doors from the living room and creates a nice setting for dining with an outlook of the rear garden. Entry to the kitchen is through the living room and showcases beautiful fitted wall and base units with work tops over, an integrated cooker, one and a half sink drainer space for a fridge freezer, washing machine and breakfast table. Upstairs are three well proportioned bedrooms and a family bathroom that are accompanied by a generous landing space. The principal and second bedroom are located to the front of the property, both featuring a window to the front of the room overlooking the drive and plenty of room for storage with the principal room boasting integrated wardrobe space. The generous third bedroom is positioned to the rear of the first floor and overlooks the garden, also providing integrated storage creates a fantastic third and final bedroom. Finally the modernised bathroom found at the end of the landing completes the first floor wonderfully, it features a shower bath, WC and wash hand basin. The exterior compliments the interior of this home spectacularly with a generous private front drive providing ample parking for multiple vehicles, a shared drive and gated side access to the rear garden. The surprisingly large garden wraps round to the right behind the shared drive, with patio, decking and a large lawn areas for all to enjoy, also benefitting a garden house to the rear of the garden with room for seating creates a fabulous garden space for any family. Don't miss the opportunity to view this gem of a property! We are advised by our client that this property is; Freehold, Council Tax Band - B, EPC - C

- **THREE BEDROOM SEMI-DETACHED HOME.**
  - **OFF ROAD PARKING.**
  - **LARGE REAR GARDEN.**
    - **MOVE IN READY.**
- **SOUGHT AFTER RESIDENTIAL AREA.**
- **VILLAGE CENTRE AMENITIES NEARBY.**
  - **IDEAL FOR LOCAL SCHOOLING.**
- **FREEHOLD. COUNCIL TAX BAND - B. EPC - C.**



Freehold  
COUNCIL TAX BAND - B  
EPC RATING -

**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  
490 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 912 sq.ft. (84.7 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: .....

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