



Holloway Court, Wombourne
Wolverhampton, WV5 0DJ

£440,000



This modern five bedroom, two bathroom detached family home offers generous accommodation arranged over three floors and is set within a popular residential area close to local amenities, enjoying attractive open views to the front.

The welcoming ground floor features a spacious reception hall with a composite front door, oak flooring and a useful WC. A well proportioned living room provides a warm and homely space with a pebble effect electric fire, two radiators and French doors opening into the double glazed conservatory, which benefits from a cast iron gas fire and direct access to the rear garden.

The contemporary kitchen is fitted with worktops, a ceramic sink, base and wall units, a built-in oven with four ring gas hob and cooker hood plus integrated appliances including a dishwasher and washing machine.

The first floor offers a spacious landing leading to four attractive and well sized bedrooms, along with a modern family bathroom comprising a panelled bath with shower over, pedestal wash basin and low flush WC. Stairs from the landing rise to the impressive 19ft principal bedroom, a superb top floor retreat with two radiators, two Velux windows and a stylish ensuite shower room.

Externally, the property features two tarmac driveways providing ample off road parking, along with a garage to the side. The south-west facing rear garden is neatly maintained and includes a paved patio, lawn area, garden shed, outdoor tap, power points and useful gated side access. Beautifully presented and extremely well maintained throughout, this is an exceptional family home that must be viewed to be fully appreciated.

Council Tax Band E. Energy Rating C. Tenure FREEHOLD.

Approach By way of double tarmac driveway providing off road parking.

Reception Hall

Downstairs WC

Living Room 19' 4" x 10' 10" (5.89m x 3.30m)

Kitchen 16' 11" x 11' 1" (5.15m x 3.38m)

Conservatory 9' 2" x 8' 7" (2.79m x 2.61m)

First Floor Landing

Bedroom Two 11' 4" x 11' 2" (3.45m x 3.40m)

Bedroom Three 10' 7" x 10' 5" (3.22m x 3.17m)

Bedroom Four 10' 4" x 8' 7" (3.15m x 2.61m)

Bedroom Five 8' 0" x 6' 9" (2.44m x 2.06m)

Bathroom 7' 4" x 6' 3" (2.23m x 1.90m)





Second Floor Landing

Bedroom One 19' 10" x 16' 0" (6.04m x 4.87m)

En-suite 8' 11" x 5' 2" (2.72m x 1.57m)

Garage 18' 2" x 9' 5" (5.53m x 2.87m)

Rear Garden

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TENURE: Freehold. References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

COUNCIL TAX BAND: E

EPC RATING: C

FIXTURES & FITTINGS: All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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.

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The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





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SIGNED :

DATE: