



Bartlams

6 Dean Road, Wombourne, WV5 0AG

£ 229,950

****IDEAL FIRST TIME BUY**** Presenting a wonderful opportunity to acquire a three bedroom mid-terraced home situated within a highly sought after residential estate just off Bridgnorth Road, providing fantastic local amenities and easy access to transport links makes this property ideal for first time buyers or someone looking to downsize. The ground floor accommodation comprises an entrance hall leading to several rooms, a large and open living room with a large and light window overlooking the garden, a well fitted kitchen benefitting wall and base units with work tops over and a utility room just off the hall. To the rear of the property is the stairs to the first floor that presents three well proportioned bedrooms along with a shower room with wash hand basin and separate WC. The principal and third bedroom are positioned to the rear of the property whilst the second bedroom is to the front, all benefitting plenty of room for storage. The front of the property currently boasts a generous front plot with potential to be converted to a private driveway leading to the entry to the home. At the rear is a large garden with lawn and patio areas that are easily maintainable along with plenty of room for storage sheds, ideal for keeping your garden tools. This garden ticks all the boxes for everyone to enjoy at all times of the year. Call our local team now to arrange your viewing! We are advised by our clients that this property is; Freehold, Council Tax Band - B, EPC - tbc.

- **THREE WELL PROPORTIONED BEDROOMS .**
 - **LARGE AND OPEN LIVING ROOM.**
 - **PRIVATE REAR GARDEN.**
 - **GENEROUS FRONT PLOT.**
- **SOUGHT AFTER RESIDENTIAL AREA.**
- **WALKING DISTANCE TO LOCAL AMENITIES.**
- **EASY ACCESS FOR PUBLIC TRANSPORT LINKS.**
- **FREEHOLD. COUNCIL TAX BAND - B. EPC - TBC.**



Freehold
COUNCIL TAX BAND - B
EPC RATING -

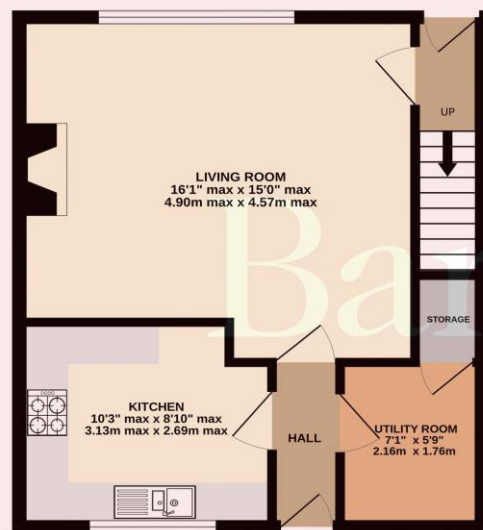
NOTICE: These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation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

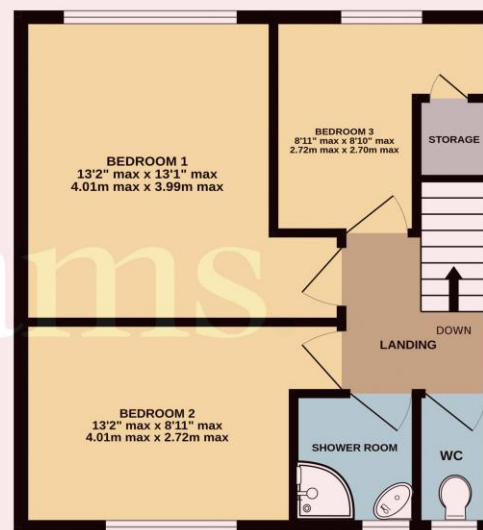
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GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



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



TOTAL FLOOR AREA: 827 sq.ft. (76.8 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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