



**Bartlams**

**7 Peartree Drive, Wombourne, WV5 0NT**



# £445,000

**\*\*NO UPWARD CHAIN\*\* \*\*FREEHOLD on completion - Awaiting new application for Land Registry registration\*\* Beautifully presented three bedroom detached bungalow situated on a sought after new-build estate just off Beggars Bush Lane. This property sits on a level plot with a generous south-facing rear garden and positioned just a short walk to Wombourne village centre amenities. Upon entry to this fabulous bungalow a welcoming hall runs throughout the property providing access to several rooms and integrated storage. The living room is to the front of the bungalow with a large window overlooking the front garden and features a fireplace with decorative surround. To the rear of the property is a beautifully light kitchen and breakfast room with stylishly fitted wall and base units and work tops over, featuring an integrated cooker with extractor above, dishwasher and fridge freezer and integrated washing machine. The kitchen also provides plenty of room for a dining table and chairs along with double doors leading out to the rear garden patio. The principal bedroom is located at the front of the property with a large window and fitted sharps wardrobes. The second and third bedroom are positioned to the rear both the second bedroom also providing fitted sharps storage. The family bathroom is located centrally in the bungalow, making convenient access from all areas, benefitting a bath with shower screen, WC and wash hand basin. To complete the interior specification is a double-length 20ft garage that can be accessed from the rear garden and the full width garage door to the front. The exterior compliments this home tremendously with a private drive to the side of the property and a vast amount of street parking, access to the large double-length garage, gated side access through to the garden and an established front garden that wraps round to the side. To the rear is a beautifully landscaped south-facing garden with a patio area featuring a pergola above, creating a fantastic seating area that can be enjoyed at all times of the year. Book in a viewing to truly appreciate this spectacular home! Call our local team now! We are advised by our client that this property is; Freehold, Council Tax Band - D, EPC - B, Service Charge: Approx £205 per annum and currently benefits NHBC warranty.**

- NO UPWARD CHAIN.
- SOUTH FACING REAR GARDEN.
- THREE WELL PROPORTIONED BEDROOMS.
  - STILL UNDER NHBC WARRANTY.
- PRIVATE DRIVE WITH 20FT IN LENGTH GARAGE.
  - SOUGHT AFTER NEW BUILD ESTATE.
- SHORT WALK TO VILLAGE CENTRE AMENITIES.
- FREEHOLD. COUNCIL TAX BAND - D. EPC - B.

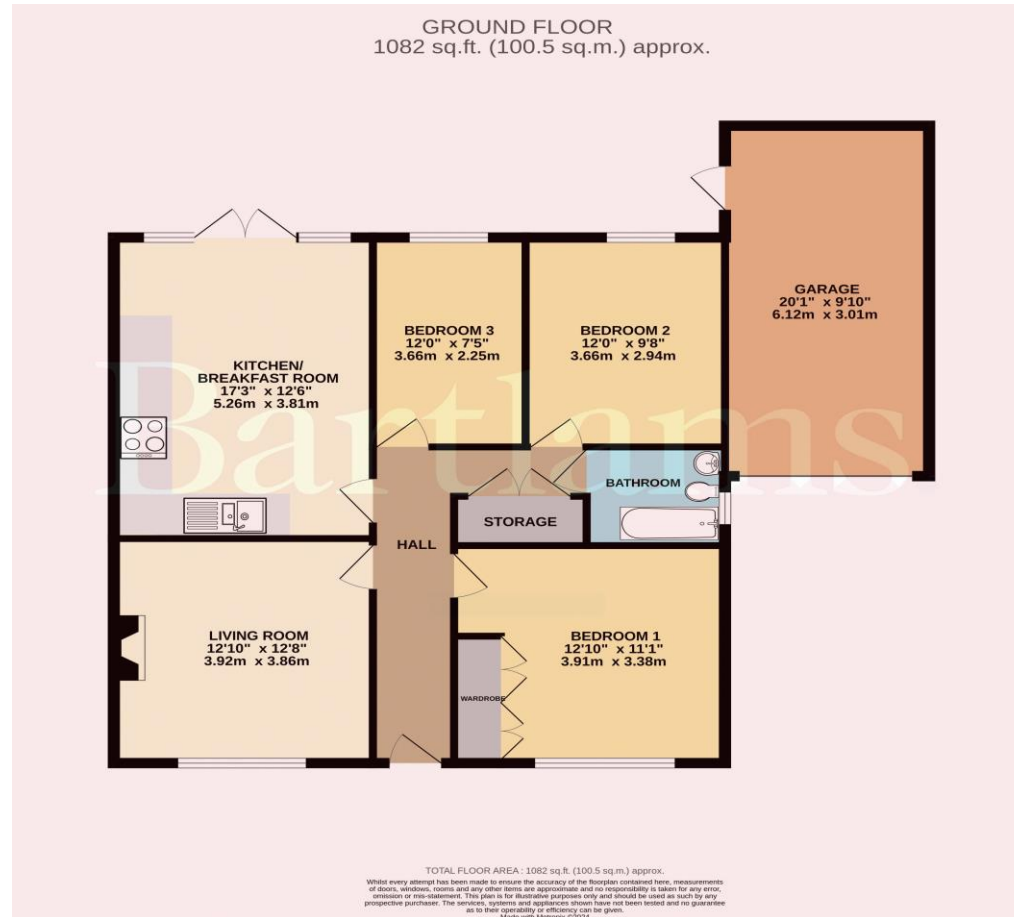


Freehold  
COUNCIL TAX BAND - D  
EPC RATING - B

**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: .....

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