



Bartlams

19 The Fold, Wolverhampton, WV4 5QY



# £ 299,950

**\*\*IDEAL FAMILY HOME \*\*** Presenting a superbly appointed three bedroom semi-detached home situated within a highly sought after residential area just off Wakeley Hill. Upon entry to this home you are welcomed by a spacious entrance hall leading to the stairs to the first floor and entry into the living room. The living room has a large and light window overlooking the drive allowing plenty of light and a through access into the dining room to the rear. The dining room is ideally placed adjacent to the kitchen with doors leading to the garden patio area. Entry to the kitchen is via the dining room and features oak style wall and base units with an integrated cooker, integrated fridge and one and a half sink and drainer with a window above looking out into the garden. Through the kitchen and to the back of the garage is a handy utility room, creating an ideal place for your larger household units, access to the garden and also a downstairs WC with wash hand basin. To complete the ground floor is a large garage sitting at just shy of 16ft in length, making for handy storage and through access from the front to the rear of the property. Up the stairs are three beautifully proportioned bedrooms, all rooms providing comfortable space for storage, a family bathroom and an airy landing space with another window for further natural light and an airing cupboard creating useful storage space. The principal and third bedroom are both positioned to the front of the property benefitting a large window overlooking the drive and the second bedroom is located to the rear with a nice outlook of the garden. The family bathroom puts the finishing touches on for the interior of this home, showcasing a P-shaped bath with shower screen attached, WC and wash hand basin with cupboards underneath. The exterior of this home compliments the interior with a private drive to the front, hosting plenty of parking for multiple vehicles, access to the garage and the main entry to the home. The rear garden can be accessed from the dining room or utility, boasting a wonderfully paved patio area with a path stretching to the end of the garden, a large lawn area and plenty of space for a shed, creating an ideal spot for your larger garden tools. Book an appointment to truly appreciate this spectacular family home! We are advised by our client that this property is; Freehold, Council Tax Band - C, EPC - C.

- OFF ROAD PARKING.
- JUST SHY OF 16FT IN LENGTH GARAGE.
- THREE WELL PROPORTIONED BEDROOMS.
  - DOWNSTAIRS WC.
- SHORT DISTANCE TO FANTASTIC AMENITIES INCLUDING PENN GOLF CLUB, PENN CRICKET CLUB AND PENN BOWLING CLUB..
- CONVENIENT ACCESS TO THE CITY CENTRE.
- A SHORT WALK TO PUBLIC TRANSPORT LINKS .
- FREEHOLD. COUNCIL TAX BAND - C. EPC - C.



Freehold  
COUNCIL TAX BAND - C  
EPC RATING - C

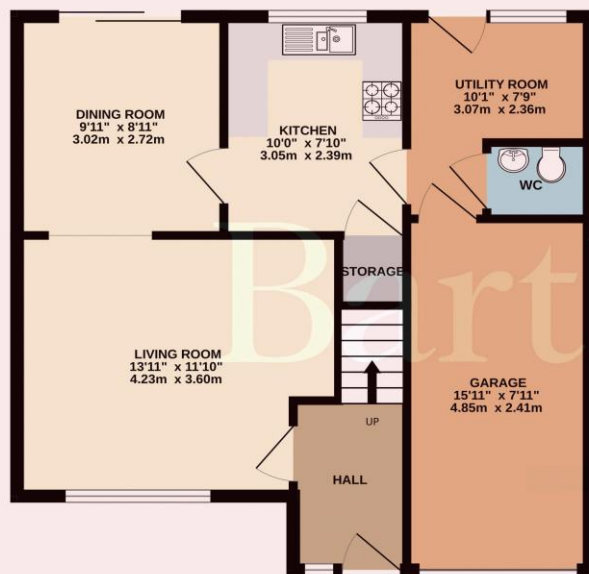
**NOTICE:** These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in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

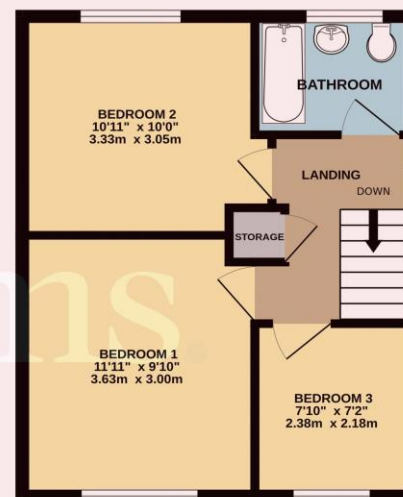
**Bartlams**



GROUND FLOOR  
581 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 947 sq.ft. (87.9 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.  
Made with Metropix ©2024

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





