



**Bartlams**

**4 Poplar Close, Wombourne, WV5 0LJ**

# £580,000

**\*\*SPECTACULAR FAMILY HOME\*\*** Bartlams are proud to present a superbly positioned and usefully enlarged modern style four bedroom detached family residence with stunning far reaching views occupying a consistently popular residential position just off the premier Greenhill within walking distance of the picturesque village centre and convenient for local facilities and schools. The ground floor of this home features a welcoming hall with a convenient WC and quarter turn stairs leading to the upper level. The highlight is an expansive open-plan space comprising a family lounge with log burner, dining area with pendant lighting above, and a modernised kitchen, offering stunning views over Wombourne village. The kitchen is equipped with a one and a half sink and drainer, along with an integrated induction hob, and 2 Neff ovens. Bi-folding doors lead to the rear garden, seamlessly blending indoor and outdoor living. Additionally, there is a 16ft long garage accessible directly from the kitchen, providing convenient storage options. The first floor of this home offers a well-designed layout, starting with the principal bedroom located at the front of the floor. It boasts a beautifully tiled en-suite featuring a large walk-in shower, WC, and wash hand basin. The second, third, and fourth bedrooms all enjoy picturesque views, overlooking Wombourne and the rear garden, also providing ample storage space. Completing the floor is the family bathroom, featuring a stunning freestanding bathtub, WC, and wash hand basin. The spacious landing is enhanced with built-in storage, adding to the functionality of the space. The exterior of this home presents a welcoming frontage with a spacious driveway leading to a carport and garage door, benefitted by an established lawned garden. Gated side access provides convenient entry to the rear garden. The rear garden features a generous decking area accessible from the large bi-folding doors, creating a fantastic hosting setting for families and friends. With a combination of decking and lawn, the private garden offers ample space for all ages to enjoy and entertain guests. Interior viewing is highly recommended to truly appreciate this home! Call our local team now. We are advised by our client that this property is; Freehold, Council Tax Band - F, EPC - D.

- **HIGHLY SOUGHT AFTER RESIDENTIAL ADDRESS.**
  - **BEAUTIFUL FAR REACHING VIEWS.**
- **CONVENIENT FOR WOMBOURNE VILLAGE.**
  - **OFF ROAD PARKING.**
- **STUNNING OPEN PLAN FAMILY LIVING SPACE.**
  - **BI-FOLDING DOORS OUT TO THE REAR.**
- **FOUR WELL PROPORTIONED BEDROOMS.**
- **FREEHOLD. COUNCIL TAX BAND - F. EPC - D.**

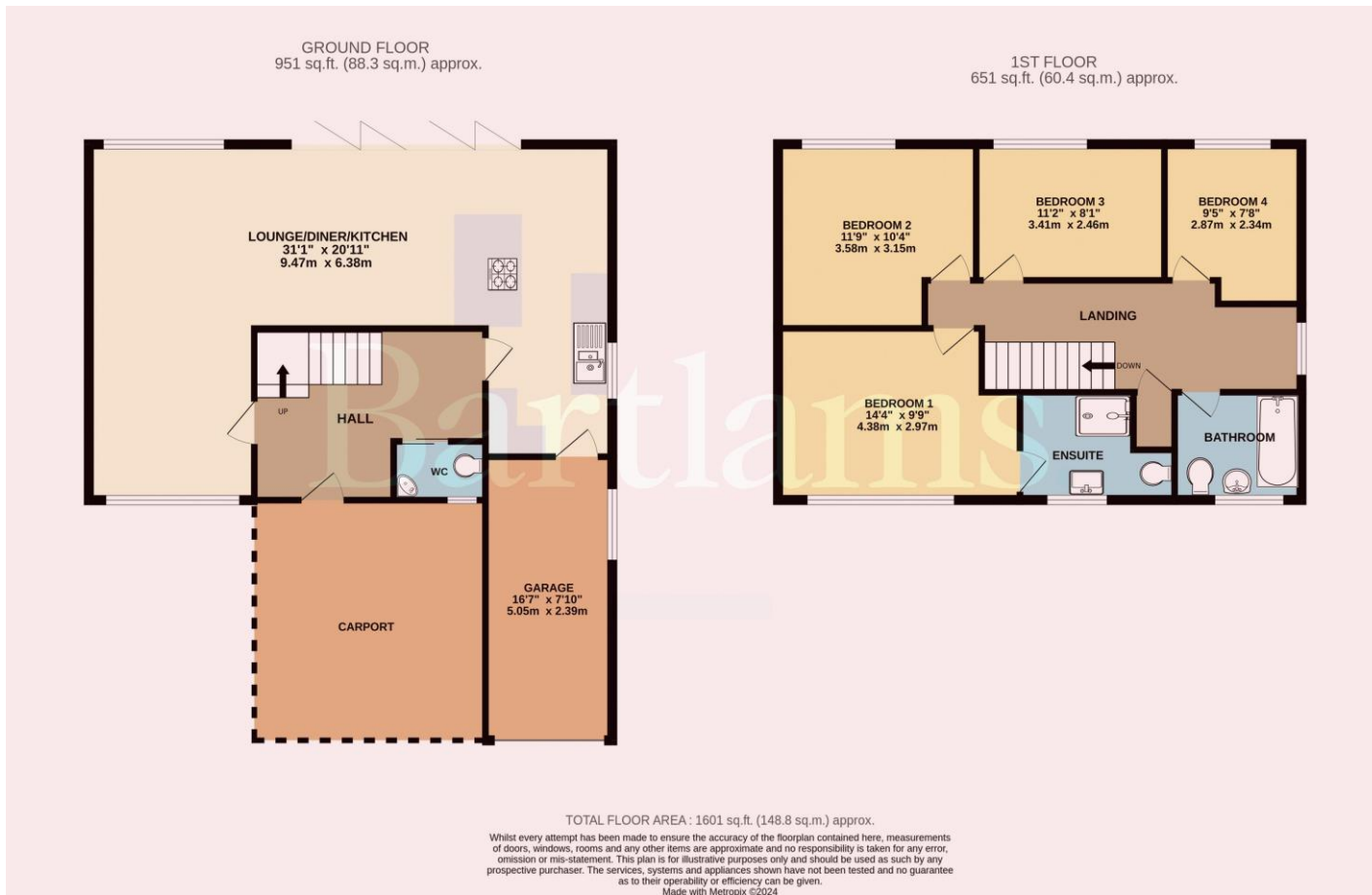


Freehold  
COUNCIL TAX BAND - F  
EPC RATING - D

**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: .....

House on the Green High Street Wombourne Wolverhampton Staffordshire WV5 9DP

01902 894141

wombournesales@bartlams.co.uk

www.bartlams.co.uk



