



Bartlams

4 The Heathlands, Wombourne, WV5 8HF

£499,950

****IDEAL FAMILY HOME**** Generously proportioned and delightfully situated modern style four bedroom detached family residence occupying a prominent corner position occupying a particularly large plot within this select fringe of estate position just off Poolhouse Road yet convenient for the excellent village facilities. The ground floor features an entrance through a spacious porch leading to a generous hall with a convenient cloakroom. The main reception room is a spacious 21ft long living room facing out to the rear garden, an extended sitting room also to the rear, an L-shaped kitchen with wall and base units, a sink and drainer and space for a cooker. The ground floor also boasts a handy study, ideal for working from home needs and a large double garage to the front for added convenience and excellent storage. Up the stairs to the first floor and you will find four well-proportioned bedrooms, a family bathroom and an en-suite. The principle bedroom presents a large amount of storage along with a generous en-suite including a corner bath with a shower attachment, WC, bidet, and wash hand basin. The second and third bedrooms offer garden views at the rear and plenty of storage space, while the fourth bedroom is situated at the front. A family bathroom completes the floor, featuring a bath, WC, and wash hand basin. The exterior of this property does not disappoint, featuring a well-maintained large established garden at the front, with a private drive leading to the porch and garage door. Additionally, there is a beautifully maintained garden accessible from both sides of the property and the kitchen creating two magnificent gardens for all friends and family to enjoy. Book a viewing 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 - C.

- EXTENDED FOUR-BEDROOM DETACHED FAMILY HOME.
 - GENEROUS SIZED PLOT.
- FAMILY BATHROOM, EN-SUITE AND DOWNSTAIRS CLOAKROOM.
 - HIGHLY SOUGHT AFTER RESIDENTIAL AREA.
 - TWO RECEPTION ROOMS.
 - OFF ROAD PARKING.
 - DOUBLE GARAGE.
- FREEHOLD. COUNCIL TAX BAND - F. EPC - C.

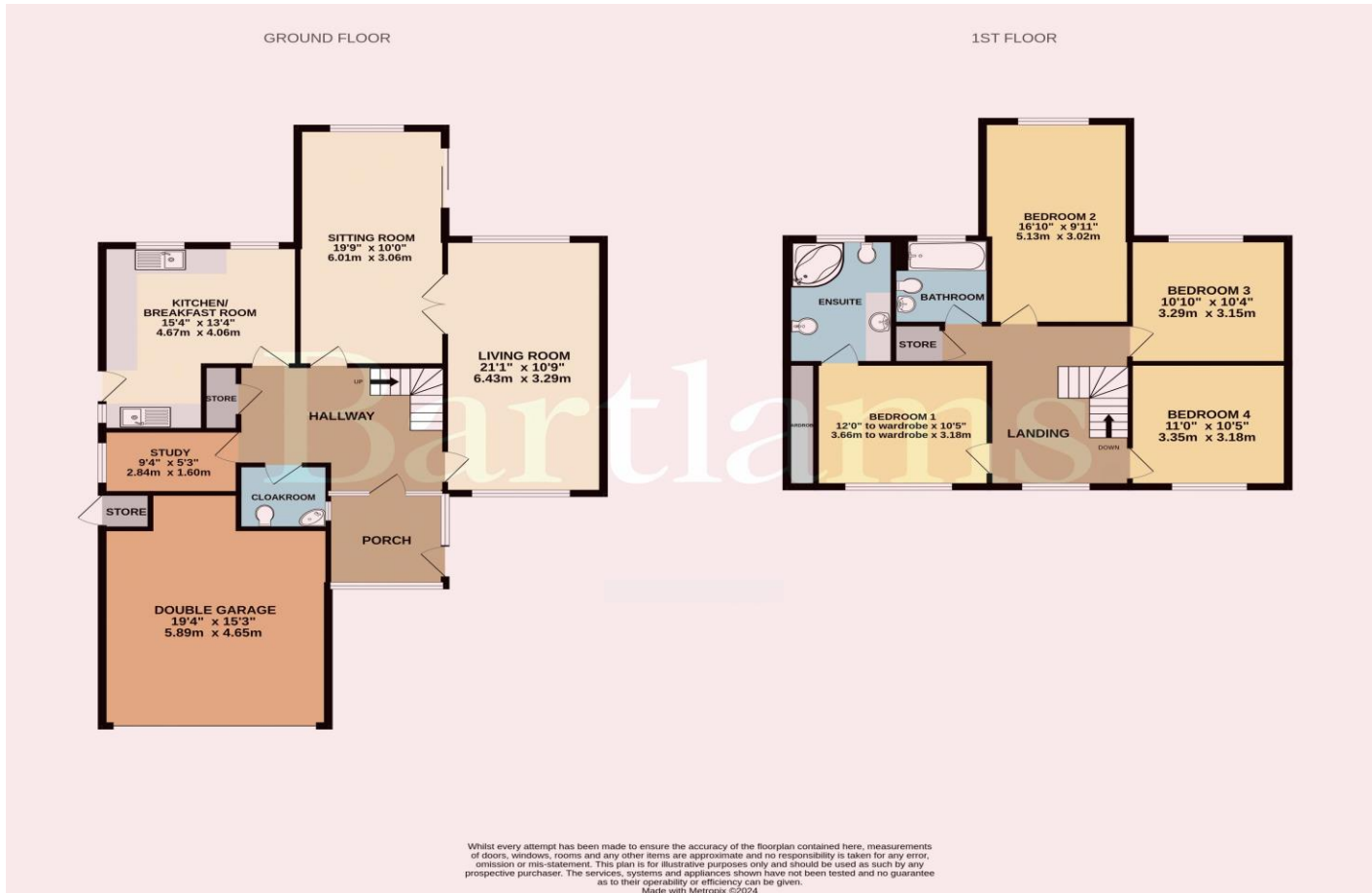


Freehold
COUNCIL TAX BAND - F
EPC RATING - C

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.

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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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