



**Bartlams**

**28 Millfields Way, Wombourne, WV5 8HP**

# £ 235,000

**\*\*NO UPWARD CHAIN\*\*** Presenting a two bedroom semi-detached home, in need of a scheme of updating but invites a fantastic opportunity for first time purchasers or downsizers. Millfields way occupies a generous corner plot position within the popular Poolhouse Farm estate situated conveniently for village centre amenities or local schooling. Upon entry to the ground floor layout is an entrance hall that leads to the family living room benefitting a large and bright window to the front and a feature fireplace acting as a centerpiece for the room. On from the living room is the fitted kitchen to the rear of the property, showcasing fitted wall and base units, a one and a half sink and drainer, space for a cooker and access into a handy utility space. Through the utility is a secondary access point to the garage allowing for excellent and convenient storage space. Head upstairs and you will find two well proportioned bedrooms and a family shower room. The principle bedroom is positioned to the front of the floor with large built in storage placed above the staircase. The second bedroom benefits fitted wardrobes and has a pleasant outlook of the rear garden. Completing the interior of this home is the spacious family shower room showcasing a WC, enclosed corner shower and wash hand basin. The exterior compliments the property wonderfully with private off road parking to the front with a lawned front garden leading to the main entrance, garage door and entry into the utility. The rear garden makes the most out of the corner plot position with a garden that wraps around the property along with patio areas, making this garden a fantastic space for hosting friends and family. Call our local Wombourne office to view this property! We are advised by our client that this property is; Freehold, Council Tax Band - B, EPC - tbc.

- NO UPWARD CHAIN.
- POTENTIAL FOR FIRST TIME PURCHASERS OR DOWNSIZERS.
  - OFF ROAD PARKING.
  - TWO BEDROOMS.
- LARGE 18FT IN LENGTH GARAGE.
  - CORNER PLOT.
- NEAR TO VILLAGE AMENITIES AND LOCAL SCHOOLING.
  - FREEHOLD. COUNCIL TAX BAND - B. EPC - TBC.

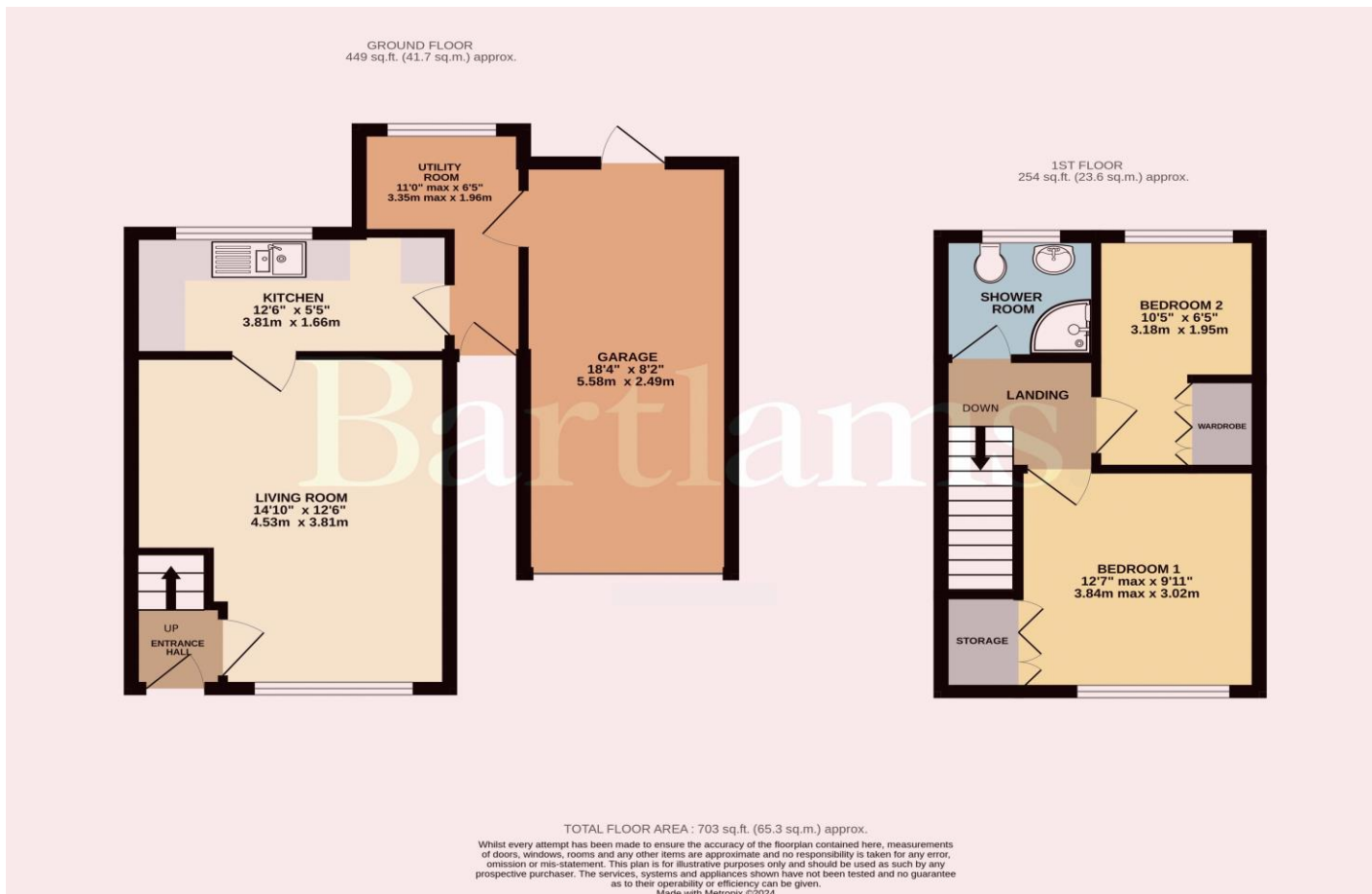


Freehold  
COUNCIL TAX BAND - B  
EPC RATING -

**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.

**Bartlams**



**PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE**

SIGNED: .....

DATE: .....

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