



Bartlams.

9 Westbrook Way, Wombourne - WV5 0EA
£289,950

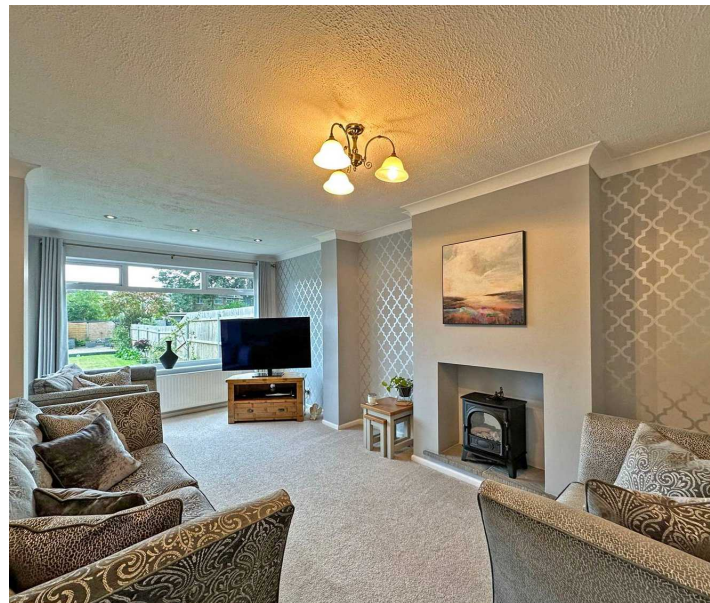
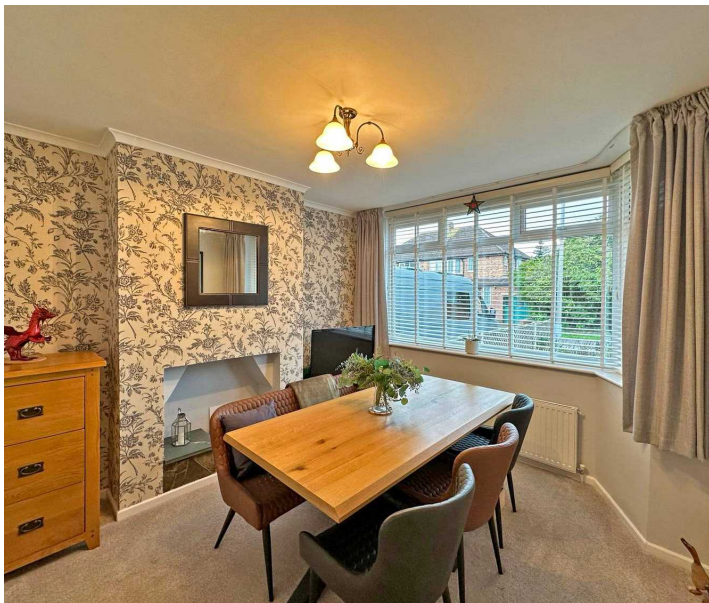


9 Westbrook Way

Wombourne, Wolverhampton

Stylishly presented, traditional-style, three-bedroom semi-detached house occupying a pleasant cul-de-sac setting within walking distance of local shopping, public transport, and handy for schools of all grades. This home offers plenty of convenience for family living, with a private drive for ample parking, a detached garage, and a beautifully level lawned rear garden stretching over 100ft, perfect for those who enjoy entertaining.

The layout of this beautiful home features: a spacious entrance hall with a delightful small bay window and built-in storage; a dining room at the front with a large bay window allowing plenty of light into the room; an extended lounge that will blow you away once entered, showcasing a large double-glazed window overlooking the rear garden and space for an electric or gas fire, making this room a joy to relax in; a stylishly fitted kitchen with an integrated fridge-freezer, oven, microwave, gas hobs, ceramic one-and-a-half sink with drainer, and another large window overlooking the garden. Off the kitchen is a guest WC with a wash hand basin, a store providing space for a washing machine and tumble dryer, and an access point to the rear garden.



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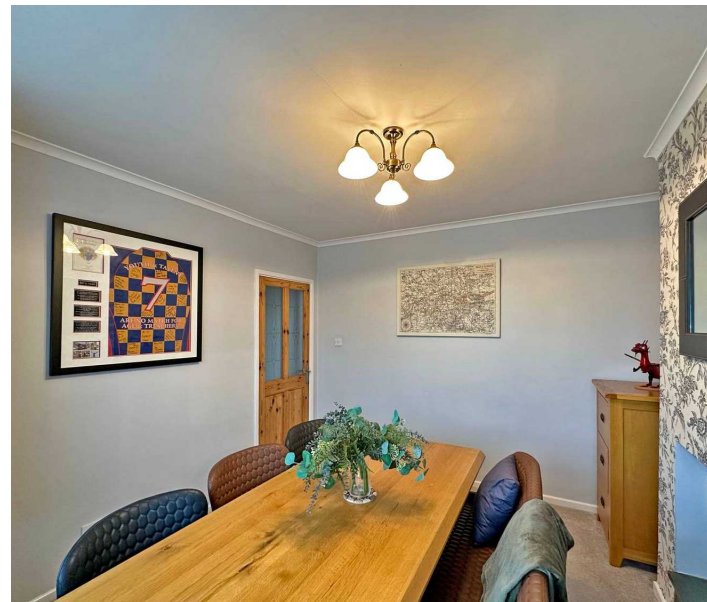
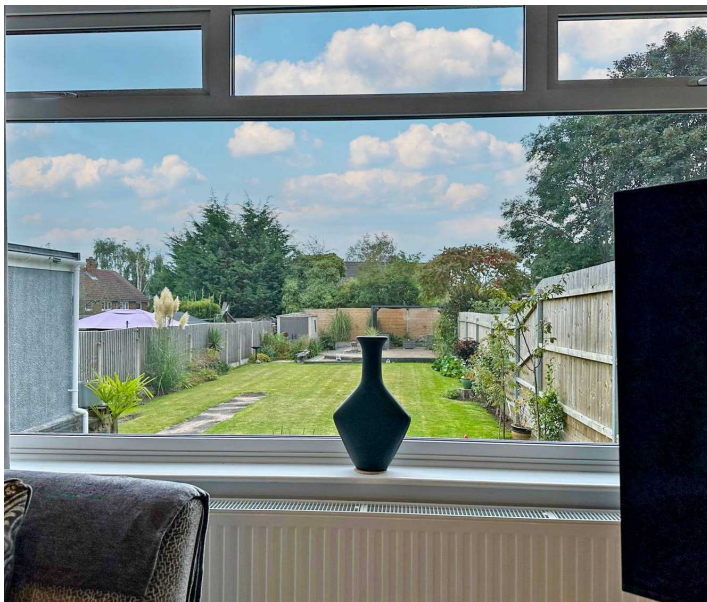


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Upstairs, there are three well-proportioned bedrooms, with the third currently being used as a handy office space. The family bathroom features a bath with an electric shower attachment and a wash hand basin, and there is a separate WC. The loft room, accessed via a pull-down ladder, offers a versatile space with two Velux windows, electric supply, and a phone point—making it ideal for use as an office, playroom, gym, or more.

Outside, there is a private drive providing ample parking for multiple vehicles, gated side access to the rear, and an 18ft x 8ft detached garage with large double doors for excellent storage. The rear garden is a tremendous lawned space stretching over 100ft long and 28ft wide, with a patio area at the front and another large patio space at the back. This rear area features an ambient seating area with a pergola above, making it a perfect spot for hosting large gatherings with friends and family.



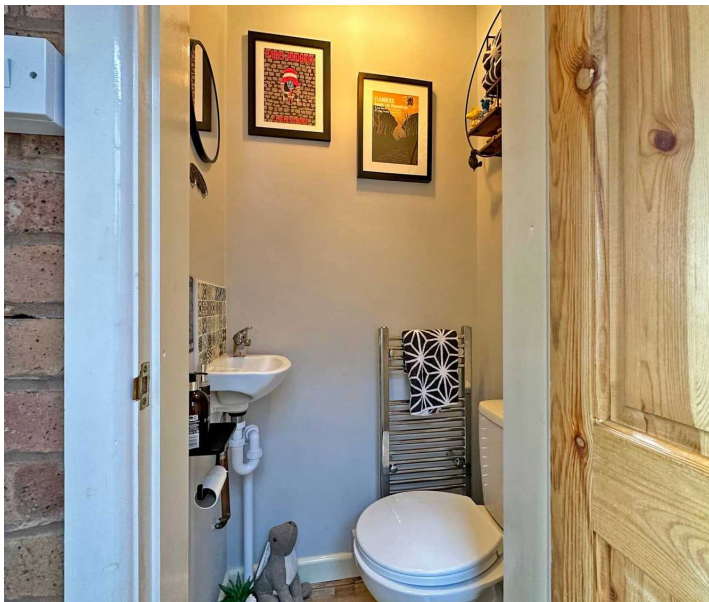
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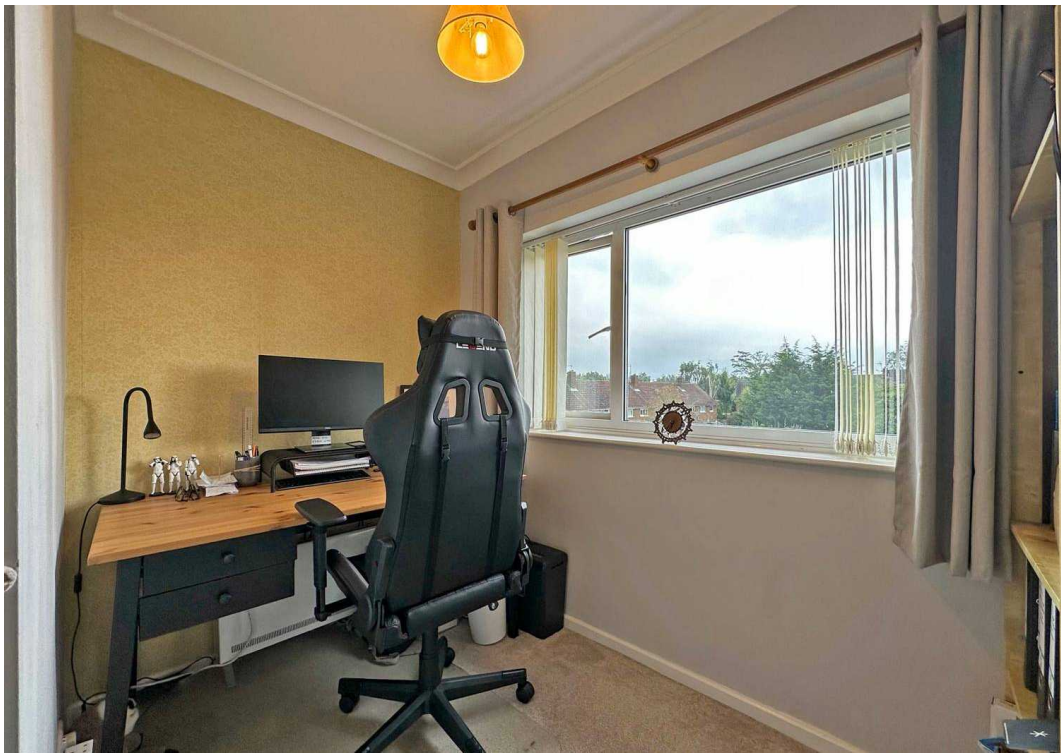
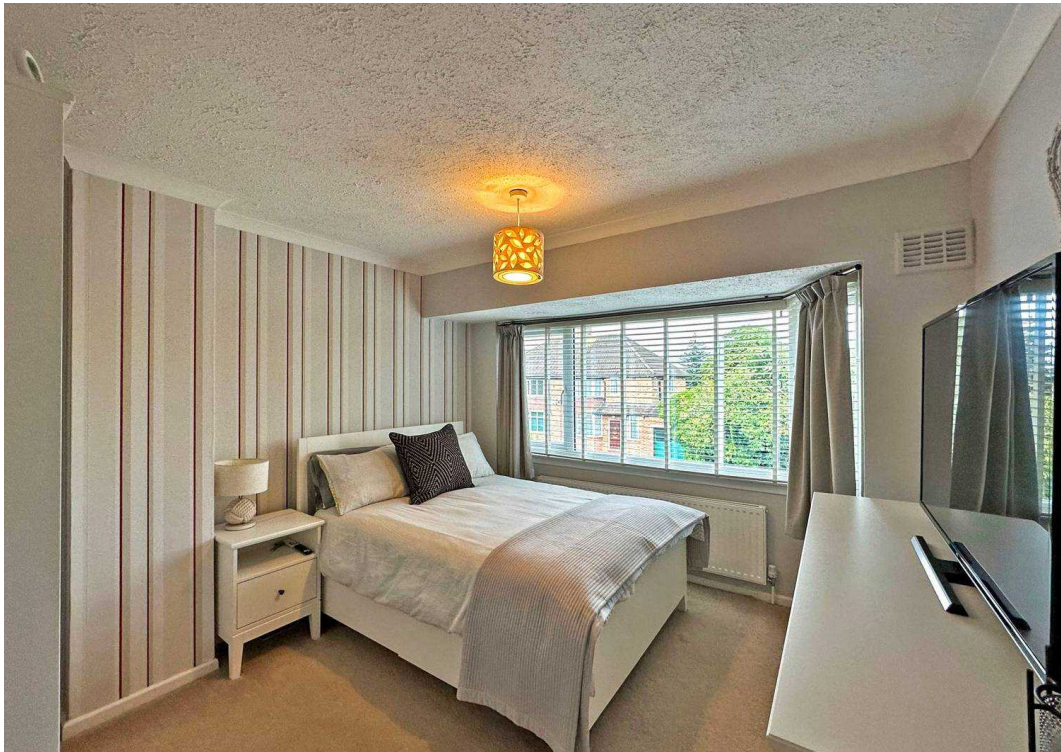
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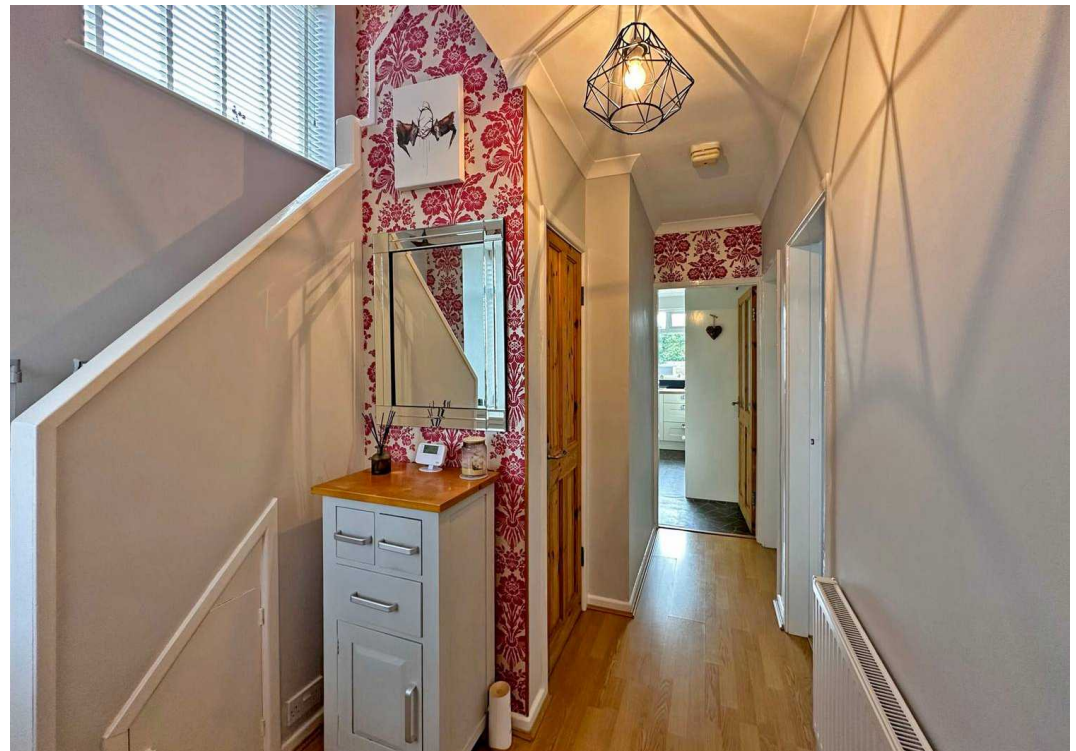
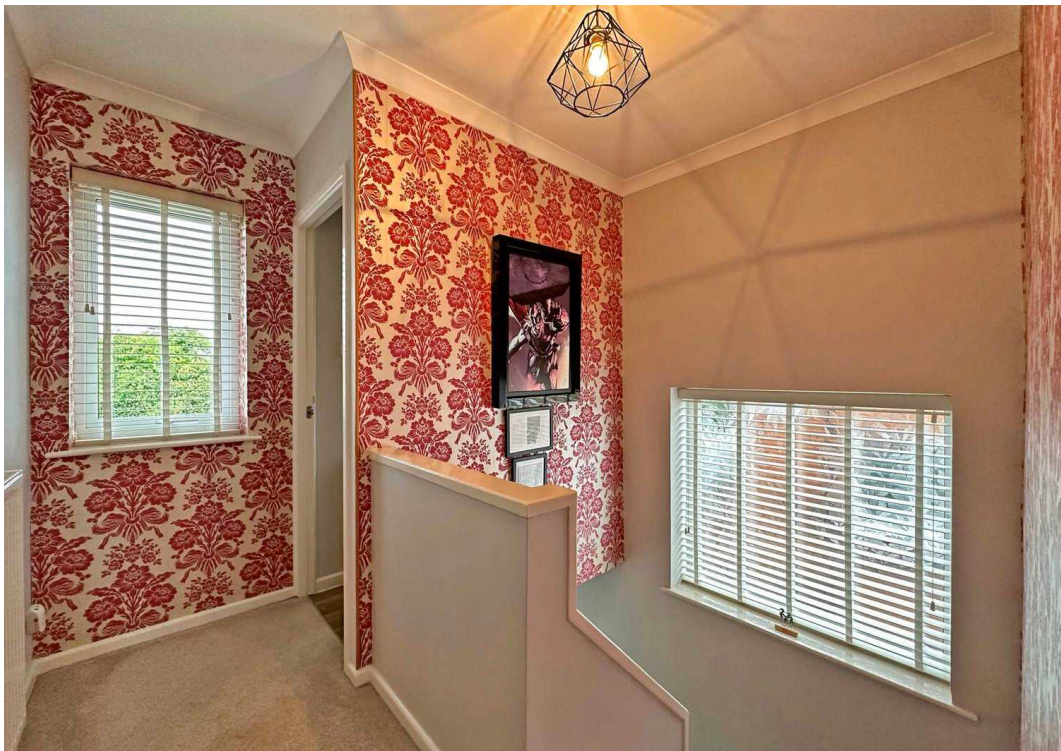
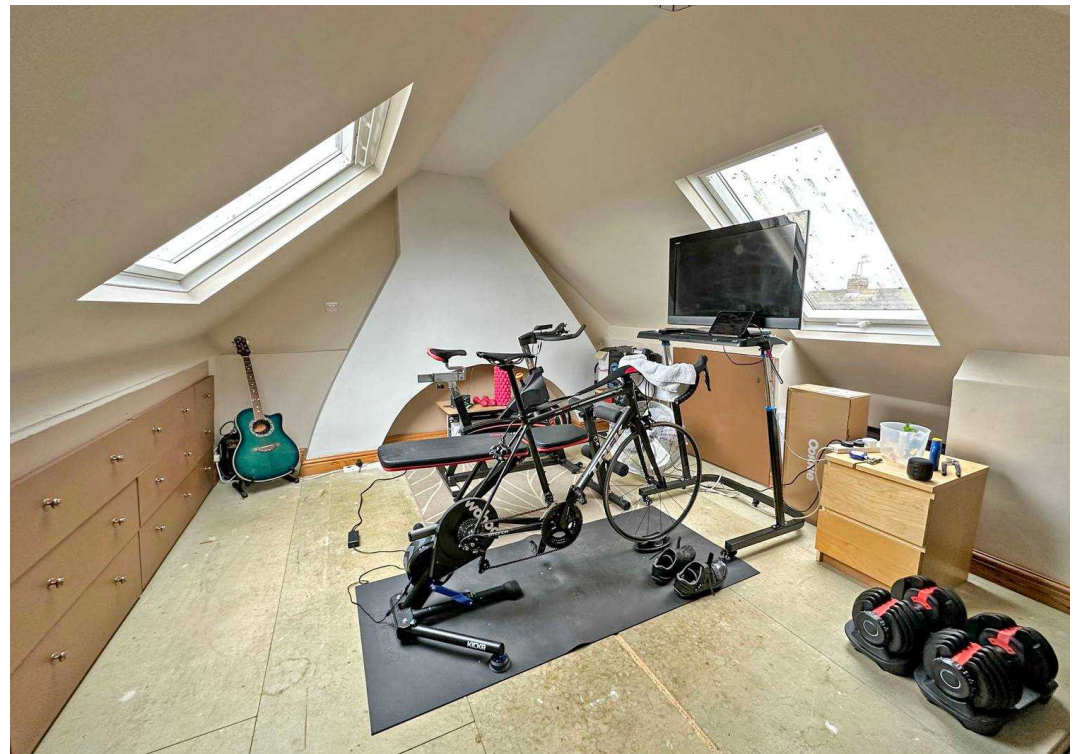
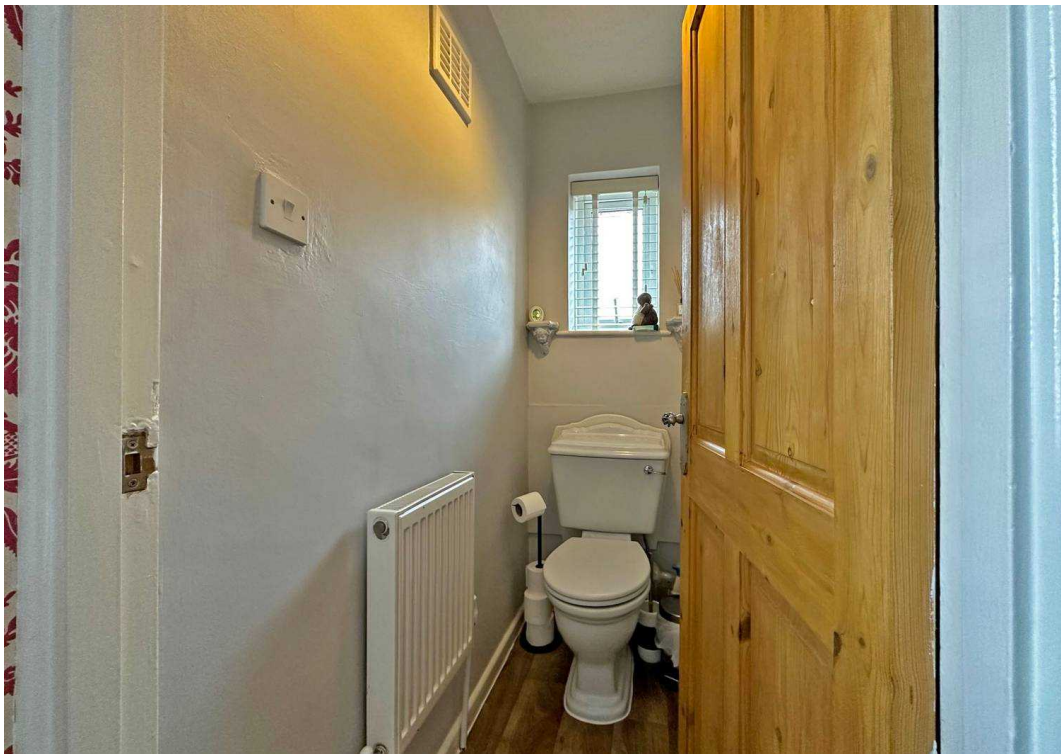
Wombourne, Wolverhampton

- THREE-BEDROOM SEMI-DETACHED HOME
- EASTERLY FACING 100FT LONG REAR GARDEN
- IMMACULATEDLY KEPT INTERIOR LAYOUT
- EXTENDED AT REAR
- MULTI-PURPOSE LOFT ROOM
- OFF-ROAD PARKING AND DETACHED GARAGE
- CONVENIENT FOR WOMBOURNE VILLAGE AMENITIES
- FREEHOLD. COUNCIL TAX BAND - C. EPC - TBC



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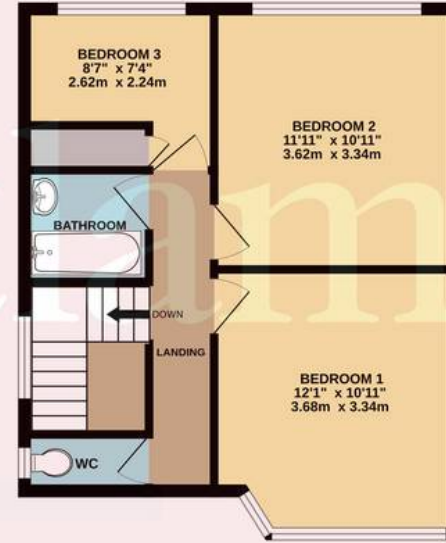




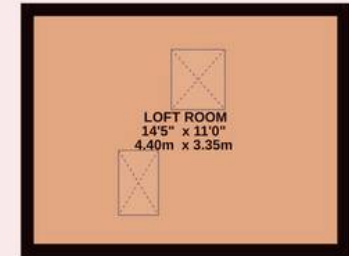
GROUND FLOOR
679 sq.ft. (63.1 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



2ND FLOOR
159 sq.ft. (14.7 sq.m.) approx.



TOTAL FLOOR AREA : 1287 sq.ft. (119.6 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.
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