



**Bartlams.**

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15 Oaks Drive, Wombourne - WV5 0LA  
£335,000



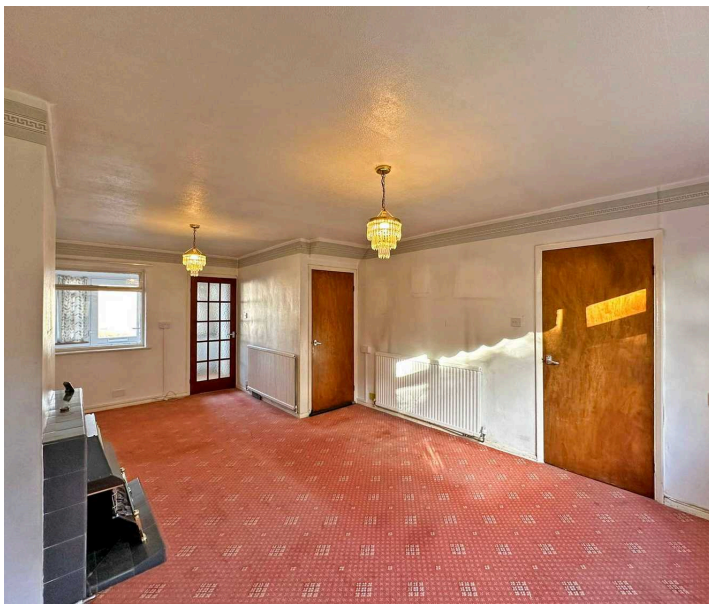
## 15 Oaks Drive

Wombourne, Wolverhampton

Delightfully positioned modern style three bedroom detached family house occupying an end of cul-de-sac position off traditionally exclusive Sytch Lane, conveniently placed for the excellent village facilities and schools of all grades. In need of some modernisation, this property offers endless potential for those looking to put their own stamp on a lovely family home.

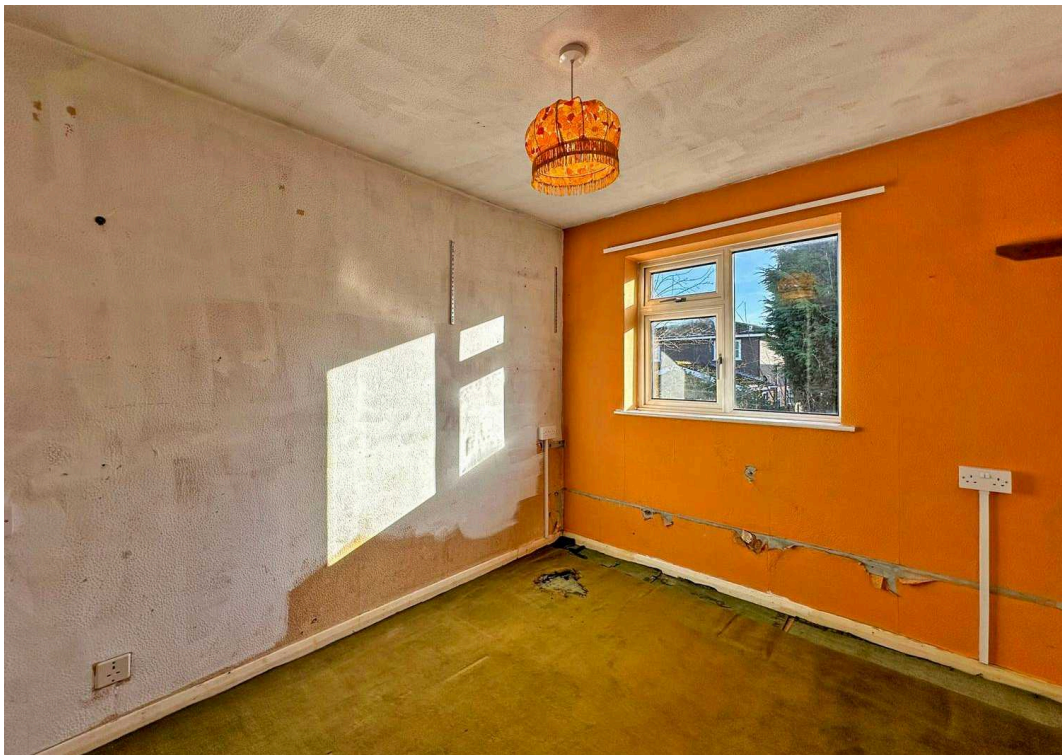
The interior layout has been usefully enlarged and includes: A spacious entrance hall with built-in cupboard housing the gas fired boiler; large through lounge with living flame gas fire; an adjoining dining room; fitted kitchen with a range of wall and base units, integrated oven, a one and a half sink with drainer, window overlooking the garden and a back door into the garden; three double bedrooms, all benefitting wardrobes; and a bathroom with bathtub, walk-in shower and wash hand basin. There is a large Garage (15'9" x 8'0") to the side set behind a wide driveway offering plenty of storage space. At the rear is a lawned garden accessed from the kitchen or gated side entry presenting patio areas and privacy, ideal for when hosting friends and family.

We are advised by our client that this property is; Freehold, Council Tax Band - D, EPC - tbc.



B.



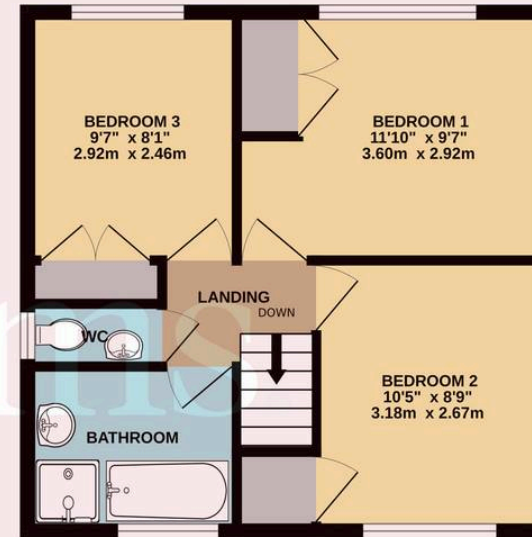




GROUND FLOOR  
572 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 970 sq.ft. (90.1 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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# Bartlams

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