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2 Brantley Lane, Bobbington - DY7 5DA  
£299,950





## 2 Brantley Lane

Bobbington, Stourbridge

This charming three-bedroom semi-detached home in Bobbington is conveniently positioned for access to Kingswinford, Wombourne, Kinver, Stourbridge, and Bridgnorth. The property is both spacious and filled with natural light, while the village of Bobbington offers amenities such as Corbett Junior and Infant School and a local pub, creating a lovely community atmosphere. This property also comes with Planning permission granted for a two storey side and single storey rear extension (Reference: 23/00314/FULHH).

Step inside to discover a well-proportioned interior, including an entrance hall; a cosy living room with a fitted log burner; and a rear kitchen equipped with a range of wall and base units, providing ample space for everyday household appliances. The kitchen also houses the recently installed gas boiler. Adjacent to the kitchen is a convenient guest WC and a versatile second reception room, ideal for use as an office or dining space. Upstairs, you'll find three well-proportioned bedrooms, each offering plenty of storage space, and a fully tiled family bathroom featuring a bath with shower attachment, WC, and washbasin.



B.





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Bobbington, Stourbridge

To the front of the property is a generous garden, alongside ample parking space and gated side access to the rear. The back garden, also accessible from the dining room, includes a large decking area overlooking an impressively sized east-facing lawn. Surrounded by natural scenery, this outdoor space provides a perfect setting for friends and family to enjoy on warm summer days.

Get in touch with our Wombourne office to view this three bedroom semi-detached home with tons of potential.

We are advised by our client that this property is:  
Freehold, Council Tax Band - C, EPC - D

- WELL POSITIONED THREE BEDROOM SEMI-DETACHED HOME
- OFF ROAD PARKING
- LARGE EASTERLY FACING REAR GARDEN
- DOWNSTAIRS WC
- NEWLY INSTALLED GAS COMBI BOILER AND RADIATORS
- HIGHLY DESIRED RURAL ADDRESS IN BOBBINGTON
- FREEHOLD. COUNCIL TAX BAND - C. EPC - D



B.



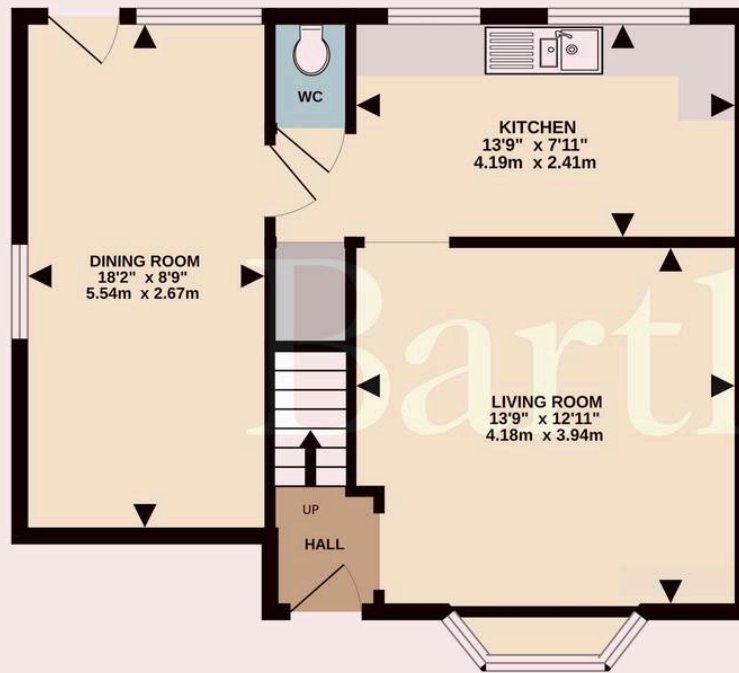




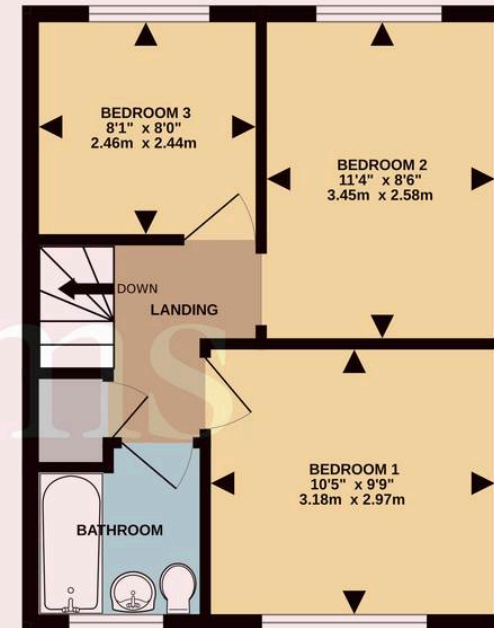




GROUND FLOOR  
514 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.4 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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