



Bartlams.

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3 Woodlawn Grove, Kingswinford - DY6 9QE  
£445,000





### 3 Woodlawn Grove

Kingswinford, Kingswinford

Discover this spacious and versatile four-bedroom dormer detached bungalow, offering an exciting opportunity for modernisation. Situated in a sought-after cul-de-sac just off Barnett Lane, this home is ideally located close to excellent amenities and schooling for all ages.

Step inside to a welcoming and generously sized entrance hall, complete with built-in storage. The front-facing dining room boasts a charming feature fireplace, creating a warm and inviting space for entertaining. The generous living room enjoys delightful views of the garden, with French doors opening directly onto the outdoor space. The kitchen features a range of wall and base units, an integrated oven, induction hob, one-and-a-half sink with drainer, and a built-in dishwasher. Off the kitchen, a well-appointed utility room provides additional storage, matching units, a second sink with drainer, space for a fridge freezer, and other household appliances. The utility also offers convenient access to the garden and garage. Completing the ground floor is a well-proportioned bedroom with space for storage and a family bathroom, fitted with a bath, WC, and wash hand basin.



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Upstairs, the spacious landing benefits from large built-in storage, with Velux windows installed in most rooms, allowing natural light to flood the space. The first floor offers three well-sized bedrooms, all featuring fitted storage. One of the bedrooms is uniquely accessed through another, providing flexible living arrangements. A large shower room serves the upper level, complete with a walk-in shower, WC, bidet, and wash hand basin. Additionally, a separate WC with a wash hand basin is conveniently accessed from the landing. Externally, the property offers a private driveway for multiple vehicles, leading to an impressive garage measuring nearly 17ft in length, equipped with a plumbed-in sink. The front porch provides a welcoming entrance to the home. The rear garden is full of character, boasting a large lawned area, patio spaces, and ample room for sheds or additional outbuildings. Enjoy versatile outdoor access from the living room, utility, or garage, making this garden a fantastic extension of the home.

Contact our Wombourne team today to arrange a viewing of this fantastic home and explore its full potential.

We are advised by our client that all services are connected and the property is: Freehold, Council Tax Band - D. EPC - D



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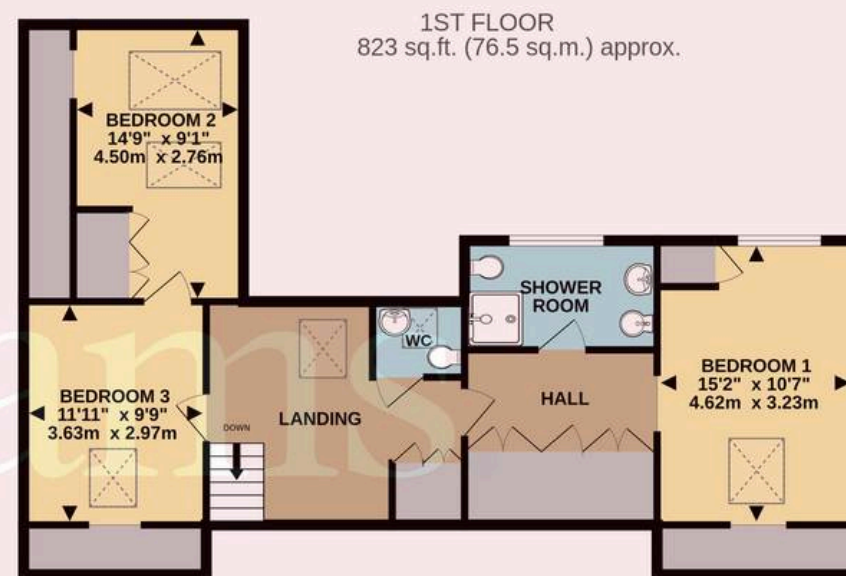
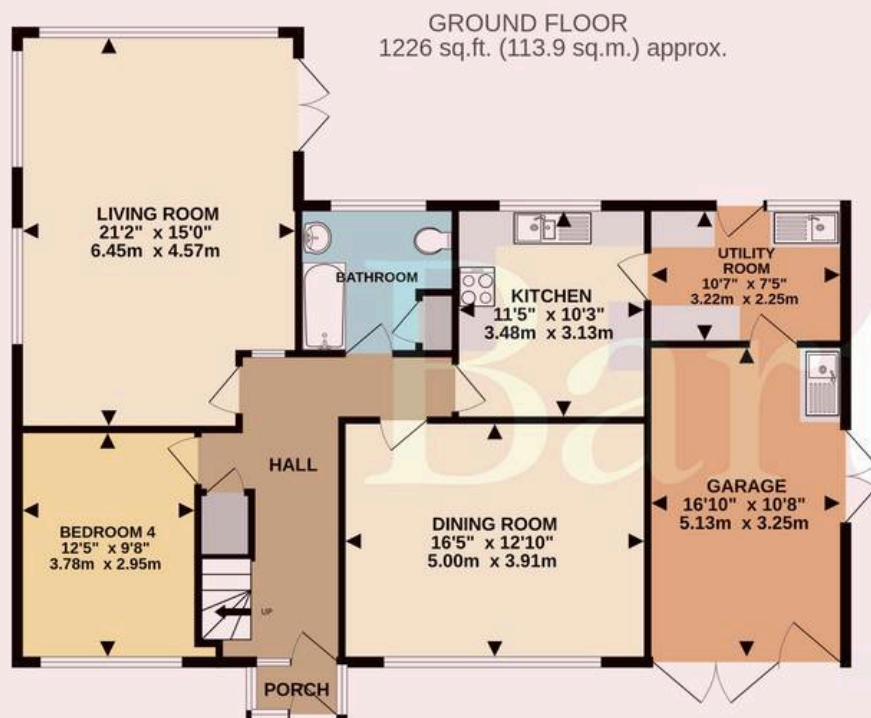












**TOTAL FLOOR AREA : 2049 sq.ft. (190.4 sq.m.) approx.**

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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