



Bartlams.

9 Stanham Close, Wombourne - WV5 9JL  
£399,950



## 9 Stanham Close

Wombourne, Wolverhampton

Bartlams are pleased to present this home, tucked away just off Planks Lane in a peaceful cul-de-sac, this beautifully presented four-bedroom, three bathroom end-terraced townhouse offers a perfect blend of modern comfort and convenience. Step inside to find a welcoming entrance hall, a handy ground floor WC with wash hand basin, and a newly installed quartz kitchen in 2024 with integrated appliances such as a dishwasher, built-in oven, gas hobs, space for fridge freezer. The spacious living room is the heart of the home, featuring a handy dining area and French doors that open out to the low-maintenance rear garden—complete with an artificial lawn, patio area, and charming shrub borders.

Upstairs, the first floor boasts three well-proportioned bedrooms, a family bathroom, and an en-suite shower room to bedroom two showcasing an enclosed shower, WC and wash hand basin. The top floor is dedicated to a stunning principal bedroom with a velux window to the rear of the room, complete with a dressing area and a large private en-suite shower room with enclosed shower, WC, velux window and wash hand basin.

B.



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Adding to the practicality, the former garage has been cleverly repurposed into a useful utility room to the front presenting a sink with drainer and an ideal space to place your washing machine and dryer and a useful store/workshop to the rear.

Perfectly positioned in the heart of Wombourne village, this home offers easy access to shops, a library, a doctor's surgery, and excellent transport links. Just a short stroll away, the village green is home to Wombourne Cricket, Tennis & Bowling Club, while nature lovers will appreciate the nearby South Staffordshire Canal and the scenic South Staffordshire Railway Walk.

Get in touch with our local Wombourne Office to acquire this fantastic opportunity to enjoy village living with modern convenience!

We are advised by our client that this property is: Freehold, Council Tax Band - D, EPC - C. We have been advised that this property comes with a service charge which approximately £509 per year as of 2024.

B.











## Bartlams

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