



Bartlams.

2 Old Vicarage Close, Wombourne - WV5 9JQ
£525,000



2 Old Vicarage Close

Wombourne, Wolverhampton

Tucked away in an exclusive private road off School Road, this charming four-bedroom, two-bathroom detached home sits at the heart of Wombourne, perfectly placed for village amenities and excellent schooling. This property embraces natural light throughout and offers a spacious and versatile layout, ideal for family living.

Step inside to a welcoming entrance hall, leading to a convenient guest WC and housing for the boiler. The living room stretches the full length of the property, complete with a gas fireplace and French doors opening onto the rear garden. A separate dining room enjoys a lovely view over the front plot, while the kitchen boasts an array of wall and base units, a built-in oven with gas hobs, an integrated dishwasher, and a one-and-a-half sink with drainer, plus additional storage.

Upstairs, a generous landing space offers potential for a home office or reading nook, with built-in storage adding practicality. The principal bedroom features sliding wardrobes and a private en-suite with an enclosed corner shower, WC, and wash hand basin. The second bedroom, complete with fitted wardrobes, comfortably accommodates a double bed. The third and fourth bedrooms mirror each other in size, both enjoying picturesque views of the front plot and the characterful spire of St. Benedict's Church. A family bathroom completes the floor, showcasing a corner bathtub, WC, and wash hand basin.



B.



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Outside, the extensive driveway provides ample parking alongside an established front garden leading to the front door. A double garage offers excellent storage or additional parking, with gated side access leading to the easterly facing rear garden—a peaceful retreat with a private lawn, patio, and gravel seating areas, plus convenient garage access from the garden.

As part of our legal obligations as an estate agent, we are required to carry out anti-money laundering (AML) checks on all purchasers. To ensure this process is handled efficiently and in compliance with regulations, we outsource these checks to a trusted third-party provider. There is a small non-refundable fee of £60 per purchaser for this service, payable at the point of verification.

- NO UPWARD CHAIN
- EXCLUSIVE PRIVATE ADDRESS JUST OFF SCHOOL ROAD
- PERFECT LOCATION FOR WOMBOURNE VILLAGE AMENITIES
- DOUBLE-WIDTH GARAGE
- DRIVEWAY FOR MULTIPLE VEHICLES
- EASTERLY FACING REAR GARDEN
- FREEHOLD. COUNCIL TAX BAND - F. EPC - C



B.

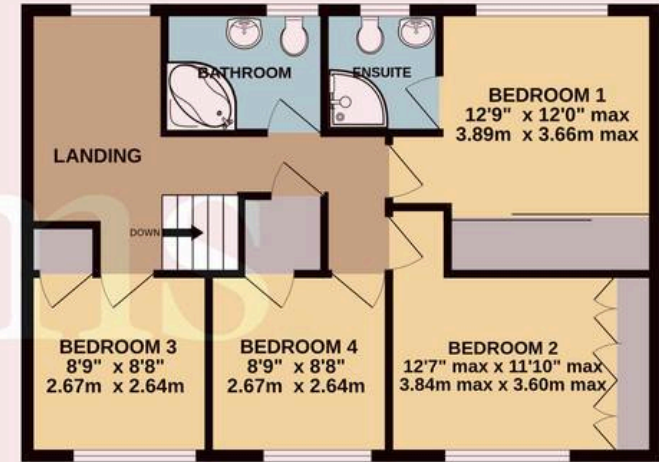




GROUND FLOOR
875 sq.ft. (81.2 sq.m.) approx.



1ST FLOOR
630 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA : 1504 sq.ft. (139.7 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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