



Bartlams.

32 Calvin Close, Wombourne - WV5 0DF

Guide Price £215,000



32 Calvin Close

Wombourne, Wolverhampton

FOR SALE BY MODERN METHOD OF AUCTION

Delightfully positioned two-bedroom semi-detached home, benefiting from two bathrooms, a large amount of off-road parking, and a garage to the rear. Situated in a convenient location close to bus transport links and a short walk from local amenities, this property is perfect for first-time buyers or downsizers.

In need of modernisation, the thoughtful layout includes: a side entrance hall; generous living room with a feature electric fireplace and large window overlooking the front plot; kitchen fitted with wall and base units, benefiting from an integrated dishwasher and space for a cooker. The kitchen also offers built-in under-stair storage and a handy dining area. Off the kitchen is a convenient extension that leads to garden access, additional built-in storage, and a wet room fitted with a shower, WC, and wash hand basin.

Upstairs are two well-proportioned bedrooms with built-in storage above the stairs and large windows allowing plenty of natural light. The layout is completed by a family bathroom featuring a bath, WC, and wash hand basin.



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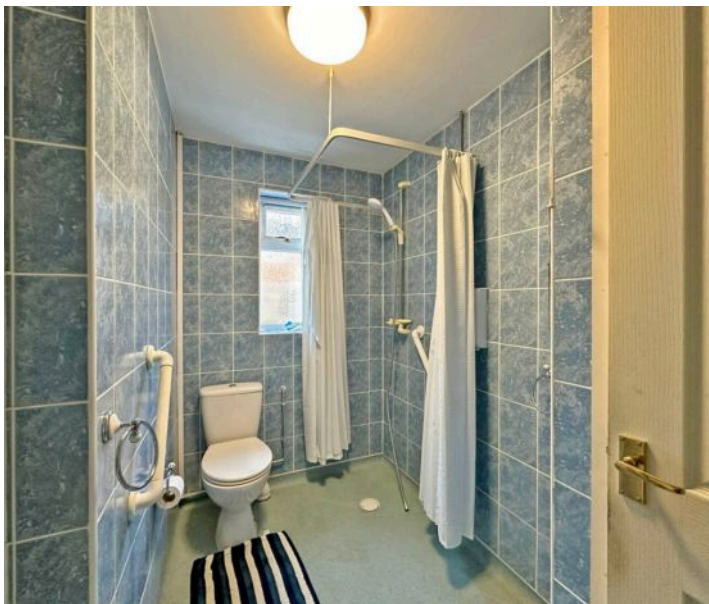
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The exterior ticks many boxes, including a large private driveway to the front, allowing parking for multiple vehicles, leading to the side entrance and the 18ft-long garage, which offers excellent storage space. The rear garden, accessible from the garage or the rear of the property, provides a low-maintenance yet private space—perfect for hosting friends and family.

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

- FOR SALE BY MODERN METHOD OF AUCTION
- SUBJECT TO RESERVE PRICE
- BUYERS FEES APPLY
- NO UPWARD CHAIN
- IDEAL FOR FIRST TIME BUYERS
- TWO SPACIOUS BEDROOMS
- FAMILY BATHROOM AND GROUND FLOOR WETROOM
- OFF ROAD PARKING WITH A GARAGE
- FREEHOLD. COUNCIL TAX BAND - B. EPC - D



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Bartlams

Bartlams Ltd, The House On The Green High Street - WV5 9DP

01902894141

wombourne@bartlams.co.uk

www.bartlams.co.uk/

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