



Bartlams.

15 Holendene Way, Wombourne - WV5 8EP

Offers in Region of £565,000



15 Holendene Way

Wombourne, Wolverhampton

An impressive four-bedroom detached family home finished to a high standard throughout, benefitting from a detached double garage and positioned in a sought-after location ideal for nearby schooling and amenities.

As you step inside, the property opens with a spacious entrance hall with built-in storage and a convenient WC with quartz worktops and sink. To the front is a study, perfect for those working from home, and a large living room with bay window and gas fireplace creating a warm and welcoming space. To the rear sits a superb open plan living kitchen, designed with families in mind, featuring a dining area and sitting area. The kitchen is fitted with quartz worktops, a range of wall and base units, two integrated ovens, a built-in coffee machine, integrated fridge freezer, a sink with drainer, and two sets of French doors that open onto the garden. Off the kitchen is a utility with matching units and quartz worktops, a sink, and space for a washing machine and dryer, as well as housing the boiler.

Upstairs are four well-proportioned bedrooms, all benefitting from built-in storage. The principal bedroom features an en-suite shower room with walk-in shower, WC and wash hand basin. Bedrooms two, three, and four are also generously sized, with bedroom two positioned to the front of the property and bedrooms three and four to the rear. Completing the first floor is a stylish family bathroom with bath and shower over, WC and wash hand basin.



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Externally, the property benefits from a generous private driveway positioned to the side, leading directly to the detached double garage which also provides secondary garden access. The rear garden offers a spacious patio seating area and a level lawn, creating a fantastic outdoor space for families and entertaining alike.

We are advised by our client that this property is:
Freehold. Council Tax Band - F. EPC - TBC

Buyers Information:

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 for this service, payable at the point of verification.

- IMPRESSIVE FOUR-BEDROOM DETACHED FAMILY HOME
- OPEN-PLAN LIVING KITCHEN TO THE REAR
- FAMILY BATHROOM, EN-SUITE AND DOWNSTAIRS WC
- DOWNSTAIRS STUDY, IDEAL FOR WORKING FROM HOME
- DETACHED DOUBLE GARAGE
- PRIVATE DRIVEWAY
- LOCATED CLOSE TO NEARBY SCHOOLING FOR ALL AGES
- FREEHOLD. COUNCIL TAX BAND - F. EPC - TBC







Holendene

Approximate Gross Internal Area
 Ground Floor = 78.0 sq m / 839 sq ft
 First Floor = 72.2 sq m / 777 sq ft
 Double Garage = 26.5 sq m / 285 sq ft
 Total = 176.7 sq m / 1901 sq ft

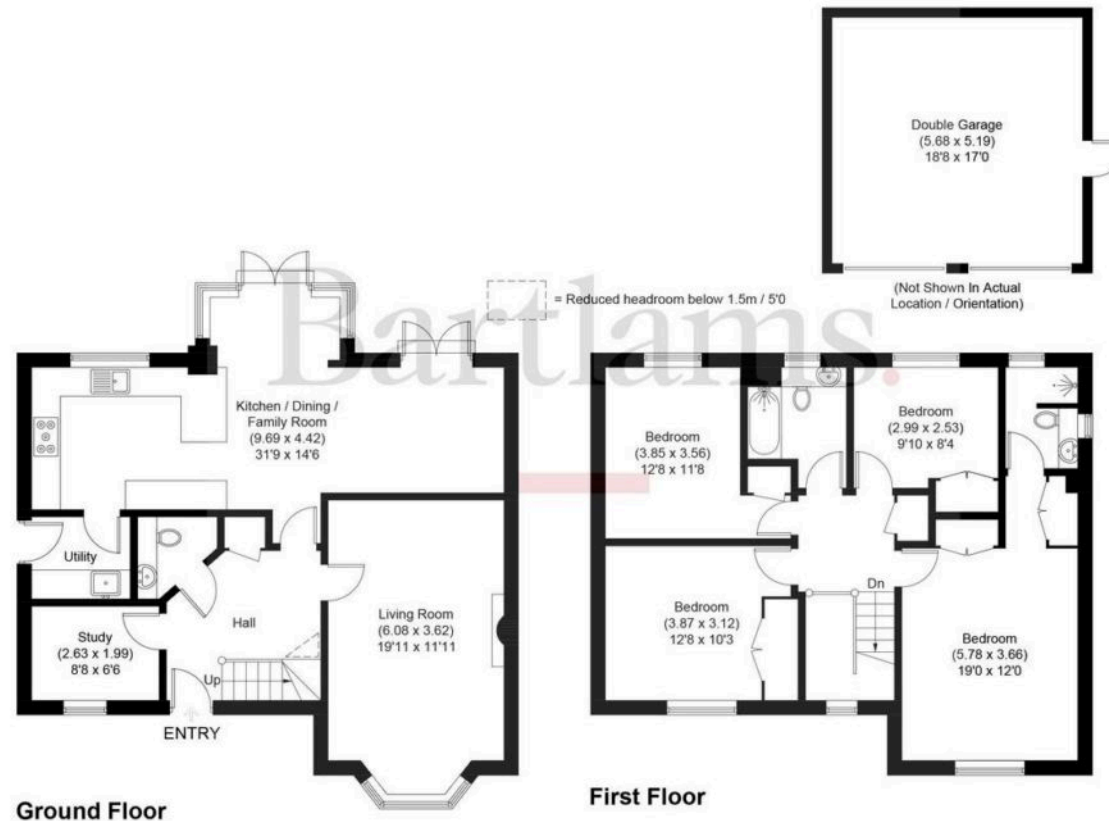


Illustration for identification purposes only, measurements are approximate, not to scale.

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

01902894141

wombourne@bartlams.co.uk

www.bartlams.co.uk/

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Photographs are produced for general information and it must not be inferred that any item shown is included in the sale. DISCLOSURE: As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

