



Bartlams.

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44 Bridgnorth Road, Wombourne - WV5 0AQ

Offers in Region of £325,000





## 44 Bridgnorth Road

Wombourne, Wolverhampton

A well-presented two-bedroom detached bungalow, positioned on a very popular road close to local amenities, bus transport links and supermarket facilities including Sainsbury's and the new Lidl. Offering both convenience and comfort, this property also benefits from a generous private driveway, garage and a low-maintenance garden, making it an excellent option for a wide range of buyers.

As you step inside through the front entrance, you are welcomed by the kitchen, fitted with wall and base units, a one-and-a-half sink with drainer, and space for a cooker, fridge and washing machine. The living room sits just beyond, featuring a bay window for natural light and a gas feature fireplace. From here, the central hall runs through the property, leading to two well-proportioned bedrooms at the rear. The main bedroom overlooks the garden, while the second bedroom also enjoys garden views and benefits from French doors providing direct access outside. A family shower room completes the internal layout, fitted with a corner shower, WC and wash hand basin. In addition, the property has the convenience of a side porch entrance.



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Externally, the bungalow sits on a good-sized plot with a gravelled driveway to the front, providing ample off-road parking and access to the garage, which has double doors to the front and a secondary garden access door. The rear garden is designed with ease of maintenance in mind, featuring patio and gravel areas, mature planting and shrubs, and offers a private and peaceful outdoor space to enjoy.

We are advised by our client that this property is:  
Freehold, Council Tax Band - C, EPC - D

### 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.

- TWO BEDROOM DETACHED BUNGALOW
- HIGHLY DESIRED ADDRESS
- CONVENIENT FOR NEARBY SAINSBURYS AND LIDL SUPERMARKETS
- TRANSPORT LINKS NEARBY
- LOW MAINTENANCE GARDEN
- LARGE PRIVATE DRIVE FOR MULTIPLE VEHICLES
- GARAGE
- FREEHOLD. COUNCIL TAX BAND - C. EPC - TBC









## Bridgnorth Road

Approximate Gross Internal Area = 61.7 sq m / 664 sq ft  
Garage = 15.7 sq m / 169 sq ft  
Total = 77.4 sq m / 832 sq ft

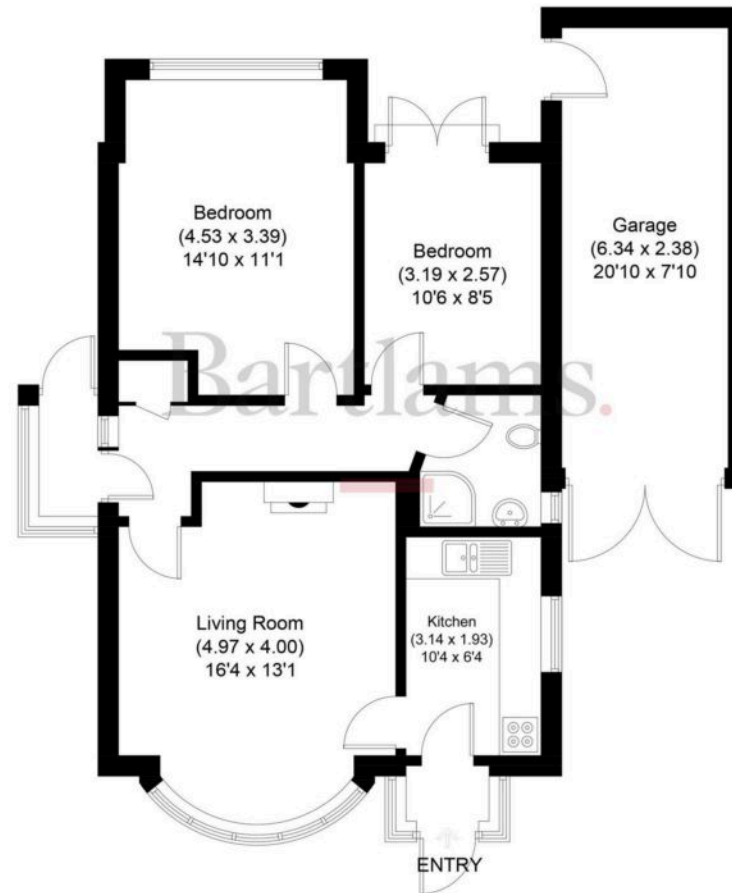


Illustration for identification purposes only, measurements are approximate, not to scale.

# Bartlams

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NOTICE: These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only.

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.

