



Bartlams.

62 Orton Lane, Wombourne - WV5 9AW

Offers in Region of £675,000



62 Orton Lane

Wombourne, Wolverhampton

This property is a stunning five-bedroom detached house positioned on a highly sought-after address, occupying an elevated position with an established front garden and a large private drive leading to the front door and two garages. The property is immaculately presented throughout and offers an abundance of versatile living space, making it an ideal family home.

As you step inside, you are welcomed by a spacious entrance hall which leads through to a sitting room and a ground-floor bedroom that benefits from its own en-suite, complete with a walk-in shower, WC and wash-hand basin. There is also an internal door giving access to one of the garages, fitted with an electric sectional door. Stairs from the hall rise to the main living accommodation on the first floor.

To the rear of the first floor is a superb open-plan living kitchen with a central island and sitting area. The kitchen is beautifully appointed with Neff integrated appliances including a dishwasher, oven with grill, fridge-freezer, induction hob and a one-and-a-half sink with drainer, while the island offers additional cupboard storage on both sides. The sitting area features an electric fireplace and French doors opening onto the rear garden, creating a light-filled and social hub of the home.



B.



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Also on this level are four well-proportioned bedrooms. The principal bedroom enjoys a walk-in wardrobe and a separate WC. Bedrooms two and three both benefit from fitted storage, with bedroom two positioned at the rear and bedroom three to the front, while bedroom four offers further flexibility as a bedroom or useful home office. A separate WC serves this floor in addition to the family bathroom.

Externally, the property continues to impress with a landscaped rear garden featuring artificial lawn and patio seating areas, all backing onto a pleasant natural aspect. To the ground floor is a large workshop/garage with an electric roller shutter door, offering excellent potential for multiple uses such as a gym, office, or further storage. To the front, the established garden and generous driveway provide ample parking and lead to both garages, completing this outstanding family home.

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

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.



B.



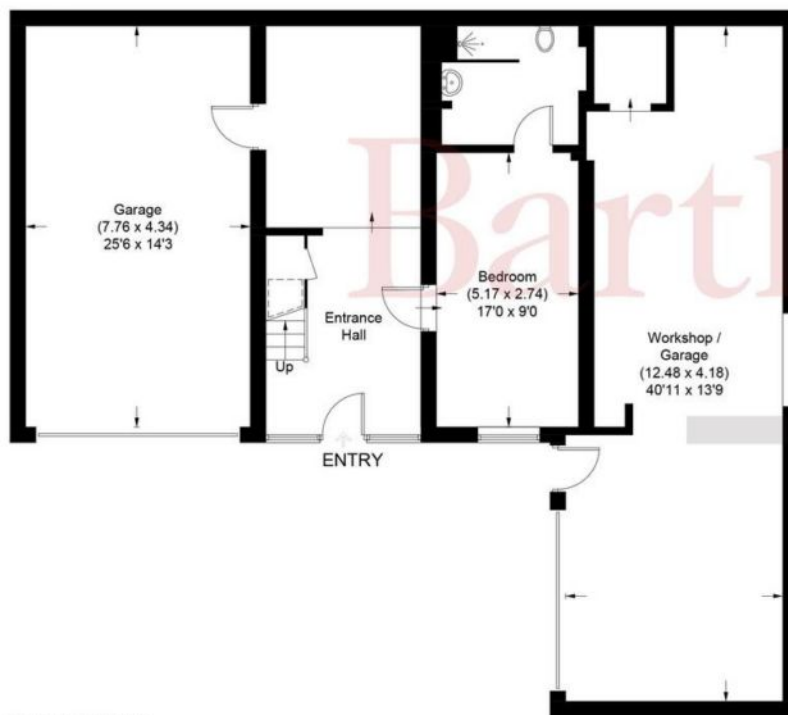




Orton Lane

Approximate Gross Internal Area
 Ground Floor = 83.5 sq m / 899 sq ft
 First Floor = 143.0 sq m / 1539 sq ft
 Workshop / Garage = 50.7 sq m / 546 sq ft
 Total = 277.2 sq m / 2984 sq ft

 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

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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