



Bartlams.

30 Battlefield Lane, Wombourne - WV5 0JL

Offers in Region of £275,000



30 Battlefield Lane

Wombourne, Wolverhampton

A beautifully presented two-bedroom end-terraced home, ideal for first-time buyers, perfectly positioned within walking distance of the village and enjoying a private front aspect. The property has been thoughtfully enhanced by the current owners, including a stylish rear kitchen extension, and both bedrooms are generous doubles.

As you step into the property from the rear entrance, you are welcomed into an entrance hall giving access to several rooms, including a useful utility room, a guest WC with wash-hand basin, and an understairs storage cupboard. The hall leads through to the impressive open-plan kitchen diner, which forms part of the rear extension and features wall and base units, integrated appliances including a fridge, freezer, oven and gas hob, a one-and-a-half sink. A skylight fills this area with natural light. The dining space sits just beyond, complete with a fitted log burner and a lovely outlook over the garden. To the front of the property is a further reception room, featuring a charming fireplace, a door leading out to the front garden, and internal access to the stairs that rise to the first floor.



B.



Upstairs, the landing benefits from both a window providing additional natural light and a built-in storage cupboard at the top of the stairs. There are two well-proportioned double bedrooms, both positioned to the front enjoying views over the private front garden and offering ample space for storage. The beautifully appointed family bathroom sits to the rear of the property, this luxurious space includes a walk-in enclosed shower, freestanding bath, WC, wash-hand basin and a large window.

Externally, the property features a private driveway providing parking for multiple vehicles. The front garden is a generous lawned area with a patio and enjoys a pleasant natural aspect and offers a secondary access to the property. There is also an outbuilding currently used as a workshop, which benefits from power and offers excellent potential as a home office.

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

Buyer Information

To comply with Anti-Money Laundering regulations, prospective purchasers will be required to provide identification documents, proof of funds, and proof of address before an offer can be accepted. A non-refundable administration fee of **£30 per individual purchaser** is payable upon acceptance of an offer.

- IDEAL FOR FIRST TIME BUYERS
- OPEN-PLAN KITCHEN DINER
- OFF ROAD PARKING
- TWO DOUBLE BEDROOMS
- LARGE FAMILY BATHROOM
- WORKSHOP WITH ELECTRIC, FANTASTIC SPACE FOR A HOME OFFICE

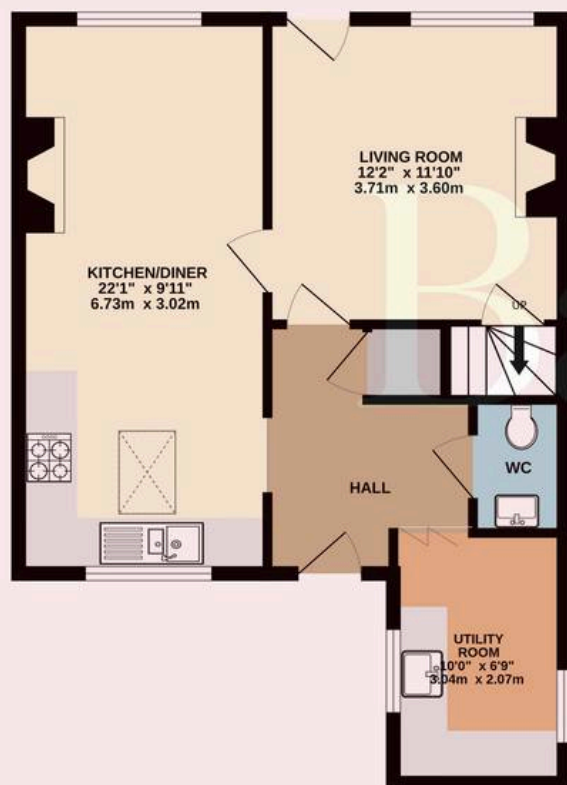
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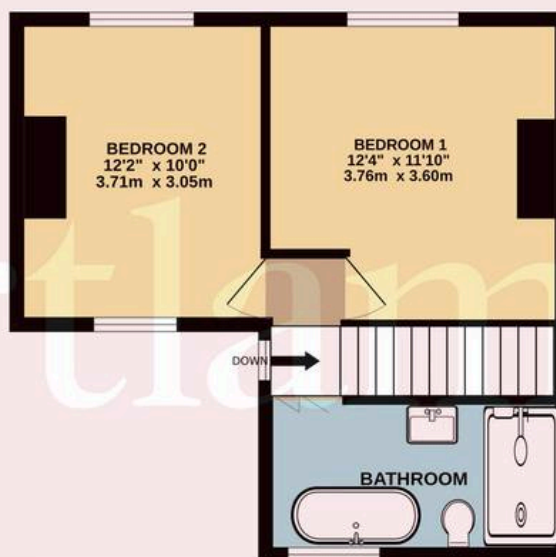




GROUND FLOOR
524 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.



EXTERIOR
149 sq.ft. (13.9 sq.m.) approx.



TOTAL FLOOR AREA : 1033 sq.ft. (95.9 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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