



**Bartlams**

**39 Rakegate Close, Wolverhampton, WV10 6US**

# £312,000

This well-appointed four-bedroom detached family residence offers spacious accommodation and boasts convenient transport links to Wolverhampton City Centre via regular bus services and the Stafford Road. Ideally located for easy motorway access via the M54, the property facilitates travel in all directions and is close to the i54 industrial park. The area is well served by both primary and secondary schooling.

The ground floor features a welcoming entrance hall leading to a cloakroom. A door from the hall opens into the living room, which boasts a double-glazed window to the front. The dining room, accessible from the living room, includes double-glazed French doors that open to the rear garden. Adjacent to the dining room, the kitchen is well-equipped with integrated appliances, including a fridge, freezer, dishwasher, oven with a four-ring gas hob and extractor fan, and a stainless steel sink unit.

On the first floor, the landing includes a storage cupboard and doors leading to the bedrooms and bathroom. The principal bedroom features a built-in wardrobe and an ensuite with a shower cubicle, WC, hand basin, and tiled walls. The second bedroom is a spacious double room with a double-glazed window to the rear. Bedrooms three and four both have double-glazed windows to the front. The family bathroom comprises a white suite with a panelled bath and shower, WC, hand basin, tiled walls and flooring, and a double-glazed window to the side.

Outside, the property offers a driveway at the side providing off-street parking, a paved pathway, and a garage with ample storage space, an up-and-over door, electric light, and power. There is gated side access to the rear garden, which features a shaped lawn, a paved patio with flower borders, and a gravelled area with additional planters.

- WELL-PRESENTED AND SPACIOUS FAMILY HOME.
- FOUR BEDROOMS WITH ENSUITE TO PRINCIPAL BEDROOMS.
- LIVING ROOM WITH DOOR LEADING TO DINING AREA.
  - KITCHEN WITH FITTED APPLIANCES.
    - DOWNSTAIRS W.C..
  - OFF ROAD PARKING AND GARAGE.
- DOUBLE GLAZING AND CENTRAL HEATING.
- LOCATED CLOSE TO LOCAL AMENITIES .

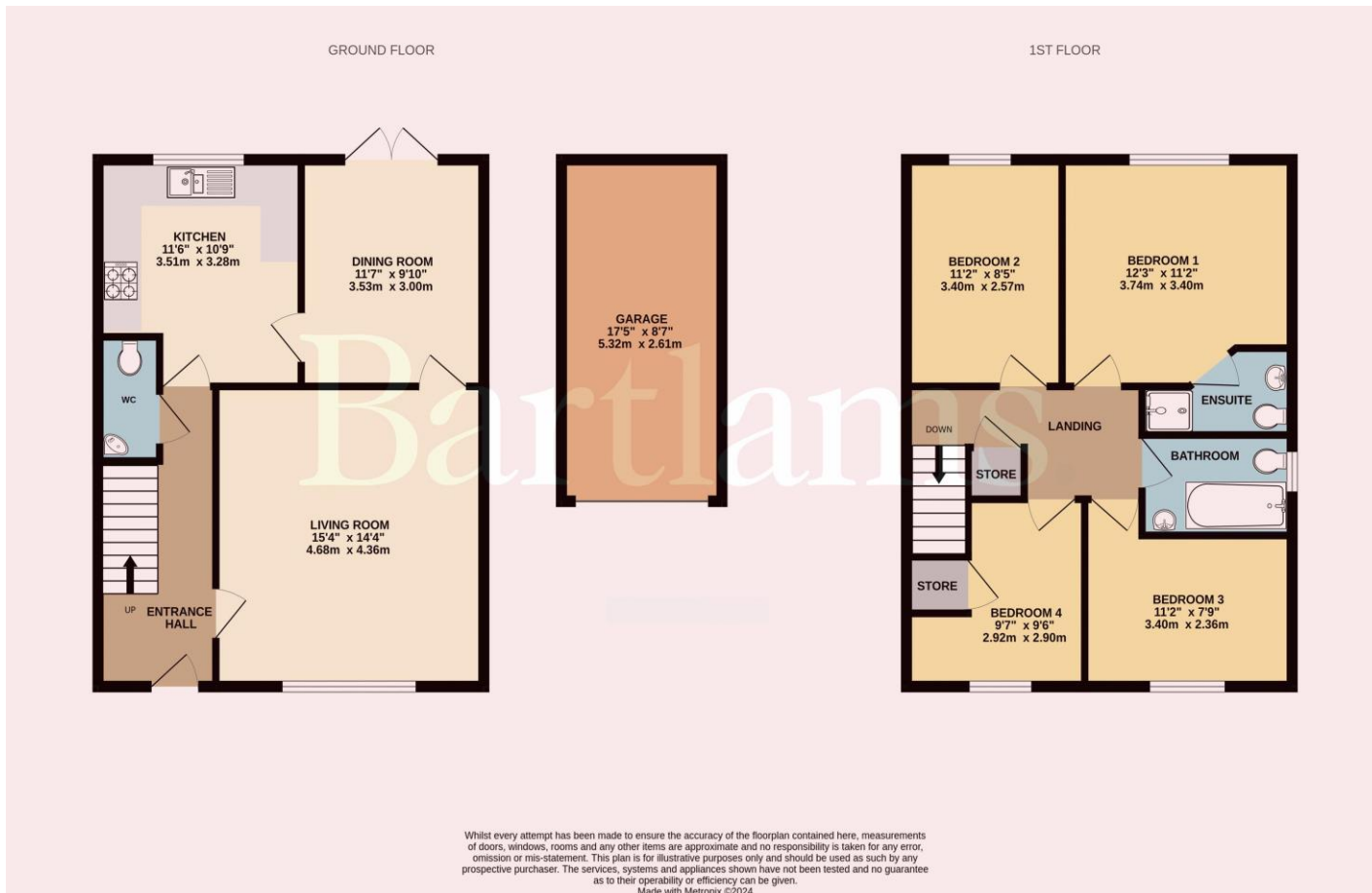


Freehold  
COUNCIL TAX BAND - D  
EPC RATING - C

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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED: .....

DATE: .....

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