

# HUNTERS<sup>®</sup>

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## Common Road

Wombourne, Wolverhampton, WV5 0NE

Offers In Excess Of £400,000



Welcome to Bourne View House. Set within one of Wombourne's most sought-after residential locations, this impressive four-bedroom detached home on Common Road offers an exceptional blend of space, character, and lifestyle appeal, perfectly suited to modern family living.

Internally, the property is centred around a superb and generously proportioned living area, designed to create a warm and inviting environment. A standout feature is the striking log burner, providing a charming focal point and adding a cosy ambience, ideal for both relaxing evenings and entertaining guests. The remainder of the accommodation is equally well-balanced, with four well-sized bedrooms offering flexibility for families, home working, or guest space.

Externally, the home continues to impress. The substantial rear garden provides a private and tranquil setting, perfect for outdoor dining, children's play, or simply enjoying the peaceful surroundings. A detached double garage offers excellent storage or potential for a workshop or hobby space, while ample off-road parking ensures convenience for multiple vehicles.



Living Room 20' 0" x 11' 2" (6.10m x 3.40m)

This spacious living room is filled with natural light from the rear French doors that open out to the garden. It features a lovely wood floor and a charming wood-burning stove set against a black hearth, creating a warm and inviting atmosphere. The neutral walls and ceiling lights add to the airy feeling, making it a perfect space for relaxing or entertaining.

Study / Dining Area 6' 1" x 5' 9" (1.86m x 1.76m)

Connected to the living room, the dining area enjoys bright daylight through large French doors leading to the garden patio. The fresh and neutral decor combines with a light wood-effect floor to provide a pleasant setting for meals. This space comfortably fits a dining table and has a door leading to the kitchen, making it convenient for family dining or entertaining guests.

Kitchen 9' 9" x 9' 6" (2.97m x 2.90m)

The kitchen is well-equipped with wood cabinetry and black countertops, offering ample storage and workspace. There is a gas hob with extractor hood above and built-in oven, complemented by a washing machine and a freestanding fridge freezer. A door opens out to the side of the house, providing easy access for outdoor tasks, and a window overlooks the front garden, filling the space with natural light.

Bedroom 1 11' 10" x 10' 10" (3.60m x 3.30m)

The main bedroom is a bright and restful space with large mirrored wardrobes along one wall, providing excellent storage. A window lets in plenty of daylight and offers views towards the front of the house. The warm wood flooring complements the quiet and neutral decor, creating a cosy retreat. The bedroom also hosts its own en-suite for private living.

Bedroom 2 10' 0" x 8' 10" (3.05m x 2.70m)

Bedroom 2 is a comfortable double room with a large window overlooking the rear garden. The neutral tones and wood flooring add a warm feel, creating an inviting bedroom with plenty of natural light.

Bedroom 3 10' 5" x 6' 3" (3.17m x 1.90m)

This bedroom offers a cosy sleeping space with a window facing the front. It has wood flooring and neutral décor for a calm atmosphere, ideal as a bedroom or guest room.

Bedroom 4 9' 2" x 6' 3" (2.80m x 1.90m)

This compact bedroom is suitable for a single bed or use as a home office. It has a window that brings in natural light and wood flooring, with simple white walls creating a bright, clean environment.

Bathroom 5' 7" x 5' 6" (1.69m x 1.68m)

The bathroom features a white bath with black tiled splashback, a pedestal basin, and a frosted window for privacy. The simple, clean design makes it a practical family bathroom.

Toilet (Ground Floor)

The downstairs cloakroom has a toilet and a small window, offering a convenient facility close to the home entrance.

Garage 18' 10" x 15' 7" (5.75m x 4.75m)

The garage is detached with a roller door and side door access. It provides ample space for parking or storage and is situated at the rear of the garden with paved access.

Rear Garden

The rear garden is a generous size and mostly laid to lawn with mature shrubs and trees around the borders. It features a paved patio area ideal for outdoor seating and entertaining, as well as planted borders and a garden shed. The garden offers a private, peaceful outdoor space for relaxation or family activities.

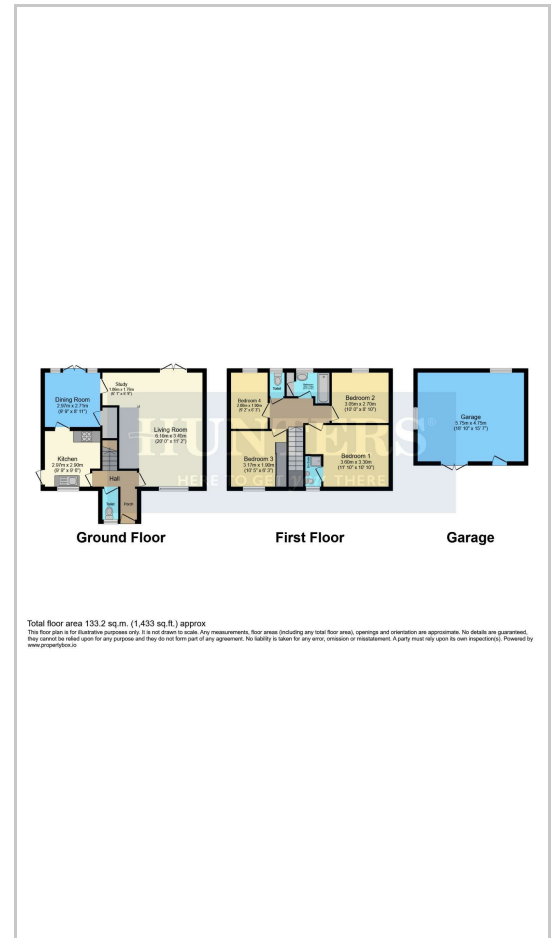
Front Exterior

The house has a large paved driveway at the front, providing ample off-road parking and access to the side gate and front porch. The frontage is neat with low brick walls and some shrub planting, offering a welcoming entrance to the property.

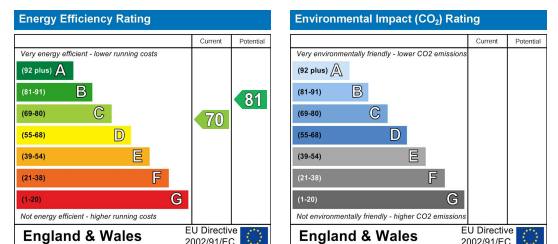
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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