



Rosemary Road, Wombourne
Wombourne

Taylors

£464,950

Bedrooms: 4 | Bathrooms: 2 | Receptions: 1

This modern detached family home is presented to an excellent standard and occupies a prime position within this sought-after development. The property benefits from a garage, generous off-road parking, and an enclosed private garden. The accommodation briefly includes an entrance hall, cloakroom/WC, living room and spacious dining kitchen to the ground floor, with four generous bedrooms, an en-suite to the principal bedroom, and a family bathroom to the first floor. The home also features central heating and double glazing.

Accommodation

A stylish entrance hall introduces the home, leading to an elegant living room and an impressive dining kitchen with French doors opening onto the rear garden. A practical utility room and contemporary cloakroom/WC complete the ground floor. Upstairs, there are four well-proportioned bedrooms, including a refined principal bedroom with fitted wardrobes, and a modern family bathroom finished to an excellent standard.

Outside

Occupying a desirable corner plot overlooking the green, the property offers a generous driveway, single garage, and a private, attractively landscaped rear garden with a mix of patio and low-maintenance lawned areas.

EPC - TBA. Council Tax - F. Tenure – Freehold

Construction: Brick with a pitched interlocking tile roof. All mains services are connected. Broadband/Mobile coverage: checker.ofcom.org.uk/en-gb/broadbandcoverage/ www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker.

Flood Risk - Less than 0.1% chance per annum.

SEDGLEY BRANCH

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £40 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.





Council Tax Band: F

Tenure: Freehold

Property Type: Detached House



- STUNNING WOMBOURNE SEMI-RURAL LOCATION
- MODERN FOUR BEDROOM DETACHED
- STYLISH DUAL ASPECT LOUNGE
- ATTRACTIVE DINING KITCHEN
- UTILITY ROOM
- GUEST W/C
- ENSUITE SHOWER ROOM
- IMPRESSIVE FAMILY BATHROOM
- GARAGE WITH DRIVEWAY
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING

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MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars.

The vendor does not make nor give and neither Taylors nor any person in their employment, has any authority to make or give any representation or warranty whatsoever in relation to this property.



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