



115 Wombourne Park

Wombourne, WV5 0LX

Andrew Grant

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5 Bedrooms 2 Bathrooms 2 Reception Rooms

Beautifully renovated and thoughtfully extended semi detached home centred around an outstanding open plan family living space.

- Extended and finished to an exceptional standard throughout.
- Impressive open plan kitchen, dining and living space with patio doors to the garden.
- Five bedrooms including a principal suite with en suite and walk in wardrobe.
- Generous rear garden with decking and lawn providing excellent outdoor living.
- Extensive block paved driveway leading to an integral garage.
- Situated within a popular residential area of Wombourne.

2024 sq ft (188 sq m)





The kitchen area

Designed as the heart of the home, the kitchen combines contemporary styling with excellent everyday practicality. A substantial central island incorporates breakfast seating, complemented by an extensive range of sleek cabinetry and integrated appliances. Skylights and large windows enhance the space, while the open layout flows into the dining and living areas. Doors lead directly to the utility and cloakroom.





The dining area

Perfectly positioned between the kitchen and living space, the dining area provides an inviting setting for family meals and entertaining. There is ample room for a large dining table, while its open plan arrangement allows conversation and movement to flow naturally throughout the ground floor.



The living area

Providing an inviting place to unwind, the living area enjoys generous proportions within the open plan reception room. A bespoke media wall incorporating display shelving and cabinetry creates an impressive focal point, while the uninterrupted connection with the kitchen and dining area makes it ideal for modern family living.





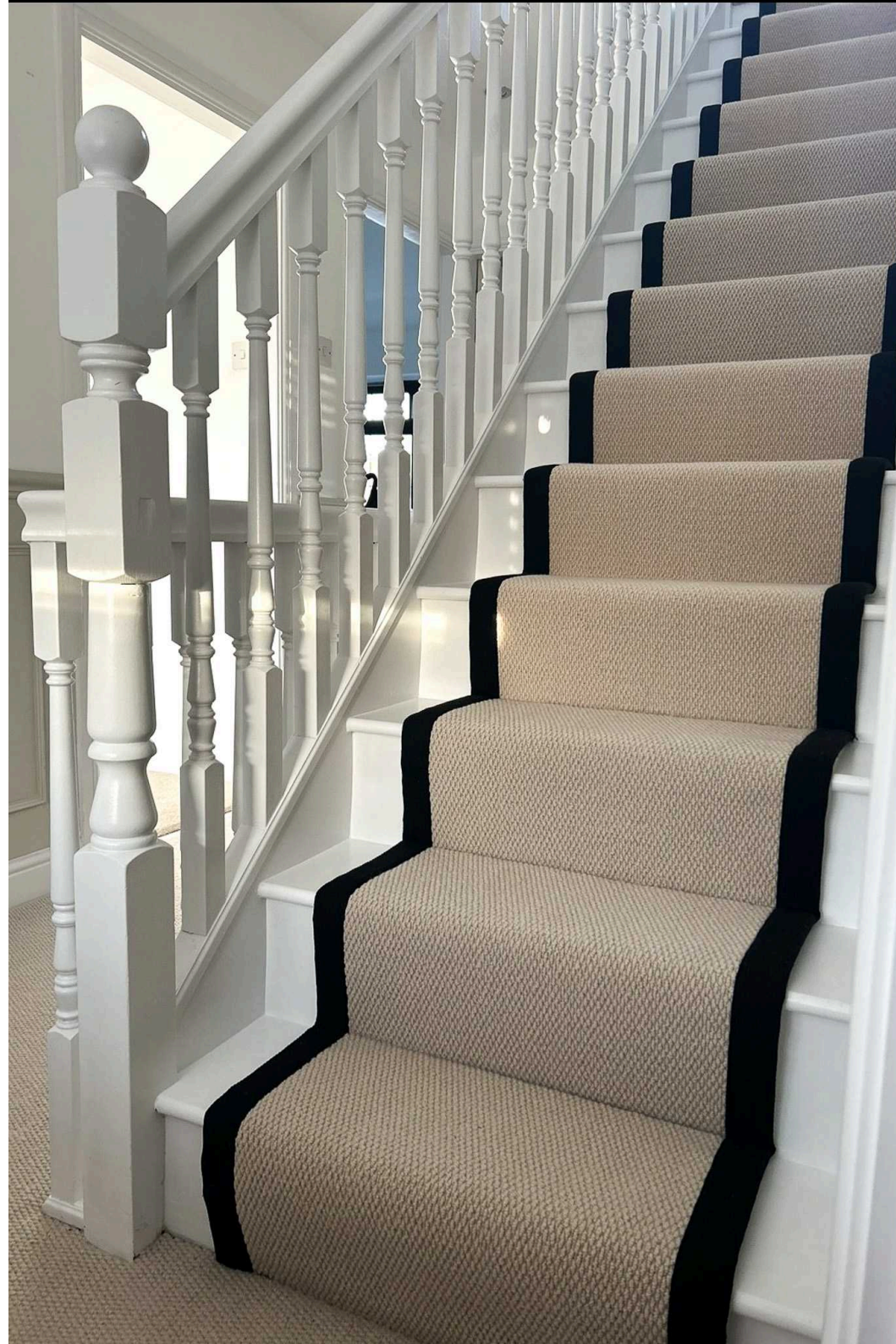
The cloakroom and utility

A practical and well designed space, the utility is fitted with a range of cabinetry together with work surfaces incorporating appliance space beneath. Additional storage enhance everyday functionality, while an internal door provides convenient access to the garage. Finished to a high standard, the cloakroom is fitted with a contemporary wash basin and WC. Decorative wall panelling and striking feature wallpaper create a stylish finish, providing an attractive and practical facility for visiting guests.



The sitting room

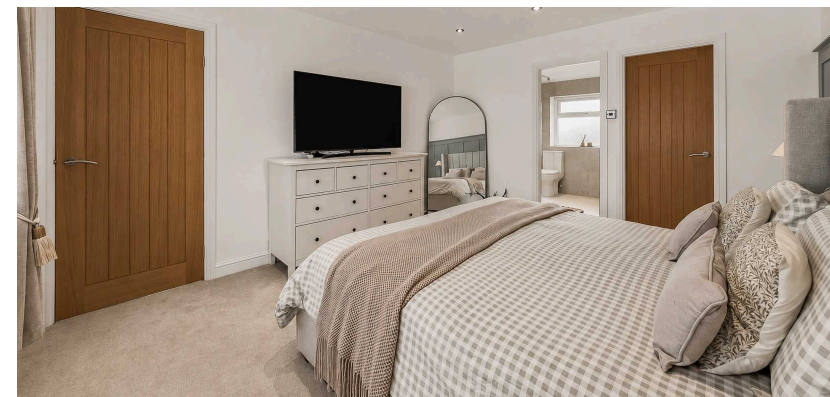
Offering a comfortable retreat away from the main living space, the sitting room blends character with everyday comfort. A bay window, feature fireplace with timber mantel, elegant staircase and attractive stained glass entrance door combine to create a welcoming introduction to the home.





The primary bedroom

Creating a peaceful sanctuary, the primary bedroom is a spacious double room with a striking feature wall and generous proportions for additional bedroom furniture. The adjoining walk in wardrobe and private en suite combine to form an impressive principal suite, designed for both comfort and convenience.







The primary en suite

Finished in a contemporary style, the en suite is fitted with a walk in shower, wash basin and WC. Large format wall tiling and a vanity unit provide a smart finish, creating practical facilities exclusively for the principal bedroom.



The second bedroom

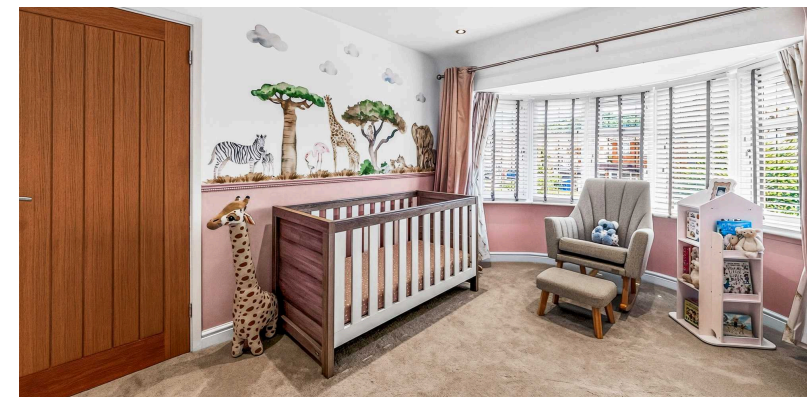
Providing comfortable accommodation, the second bedroom is a well proportioned double room enjoying a pleasant outlook through a wide window. Its versatile layout readily accommodates a range of bedroom furniture, making it equally suited to family members or visiting guests.





The third bedroom

Ideal as a child's bedroom or guest room, the third bedroom offers adaptable accommodation with excellent everyday practicality. A bay window creates a bright atmosphere, while the proportions allow space for a bed and additional furniture to suit changing family requirements.

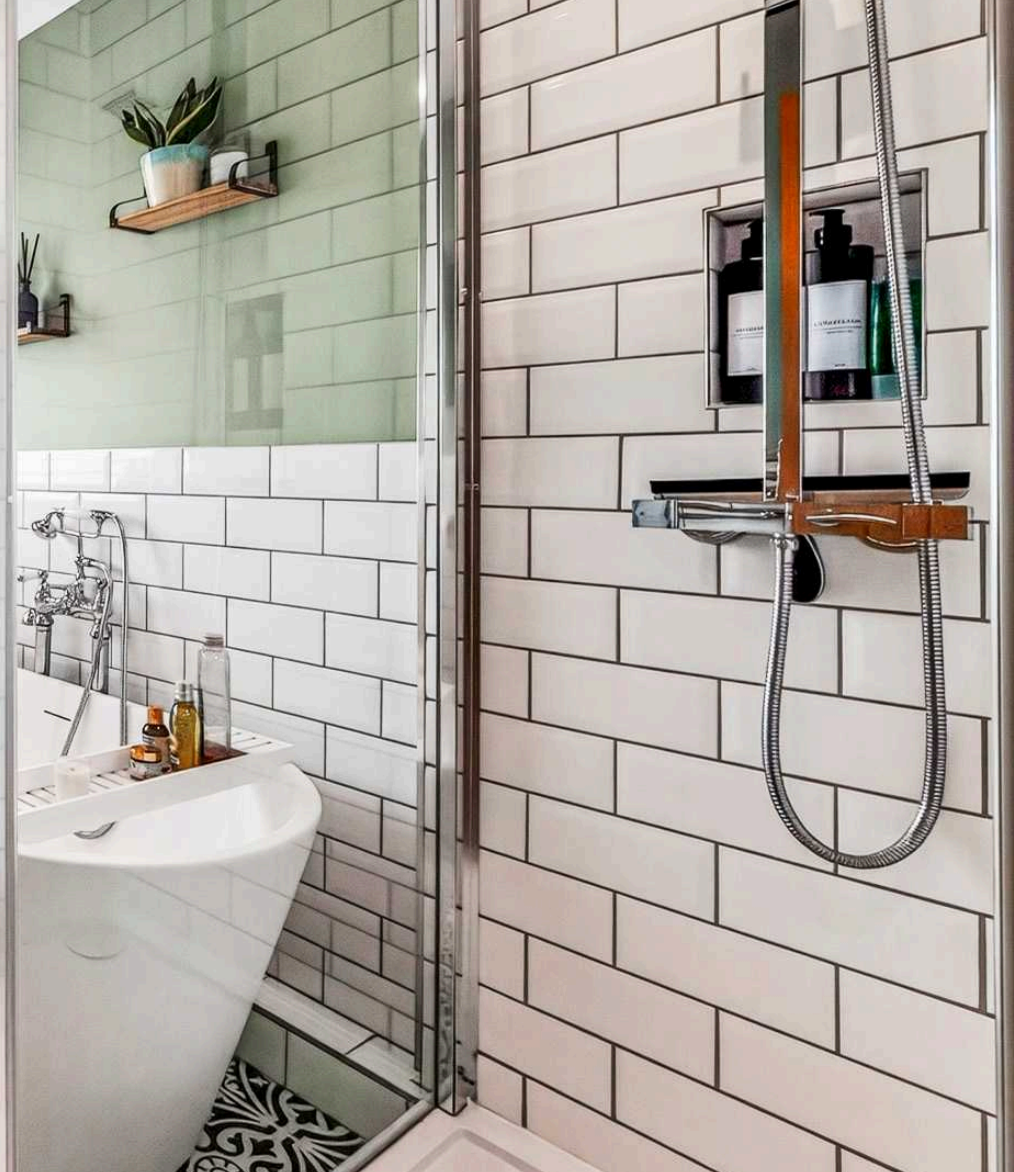




The fourth and fifth bedrooms

Occupying the second floor, these two generous double bedrooms provide flexible accommodation with an added sense of privacy. Characterful sloping ceilings and Velux windows enhance their appeal, creating comfortable spaces suited to older children, guests or those working from home.





The bathroom

Serving the first floor accommodation, the family bathroom is fitted with a bath incorporating a handheld shower, separate walk in shower, wash basin and WC. Contemporary wall tiling creates a stylish finish, while the practical layout comfortably serves the surrounding bedrooms.



The garden

Extending behind the home, the rear garden combines a generous lawn with a decked seating terrace, creating an excellent setting for outdoor dining and family enjoyment. Mature planting provides an attractive backdrop, while the private setting creates a peaceful environment for children to play and adults to relax.





The driveway and parking

A broad block paved driveway provides extensive off road parking for several vehicles and leads directly to the integral garage, which benefits from internal access to the utility. The generous frontage creates an impressive approach to the home while offering excellent practicality for everyday family living.



Location

Wombourne is a highly regarded village offering an excellent range of everyday amenities including independent shops, supermarkets, cafés and leisure facilities. The area benefits from a choice of well regarded schools together with convenient transport links to surrounding towns and cities. Nearby green spaces, countryside walks and local parks further enhance the appeal, making Wombourne a popular location for families and professionals alike.

Services

The property benefits from mains gas, electricity, water and drainage.

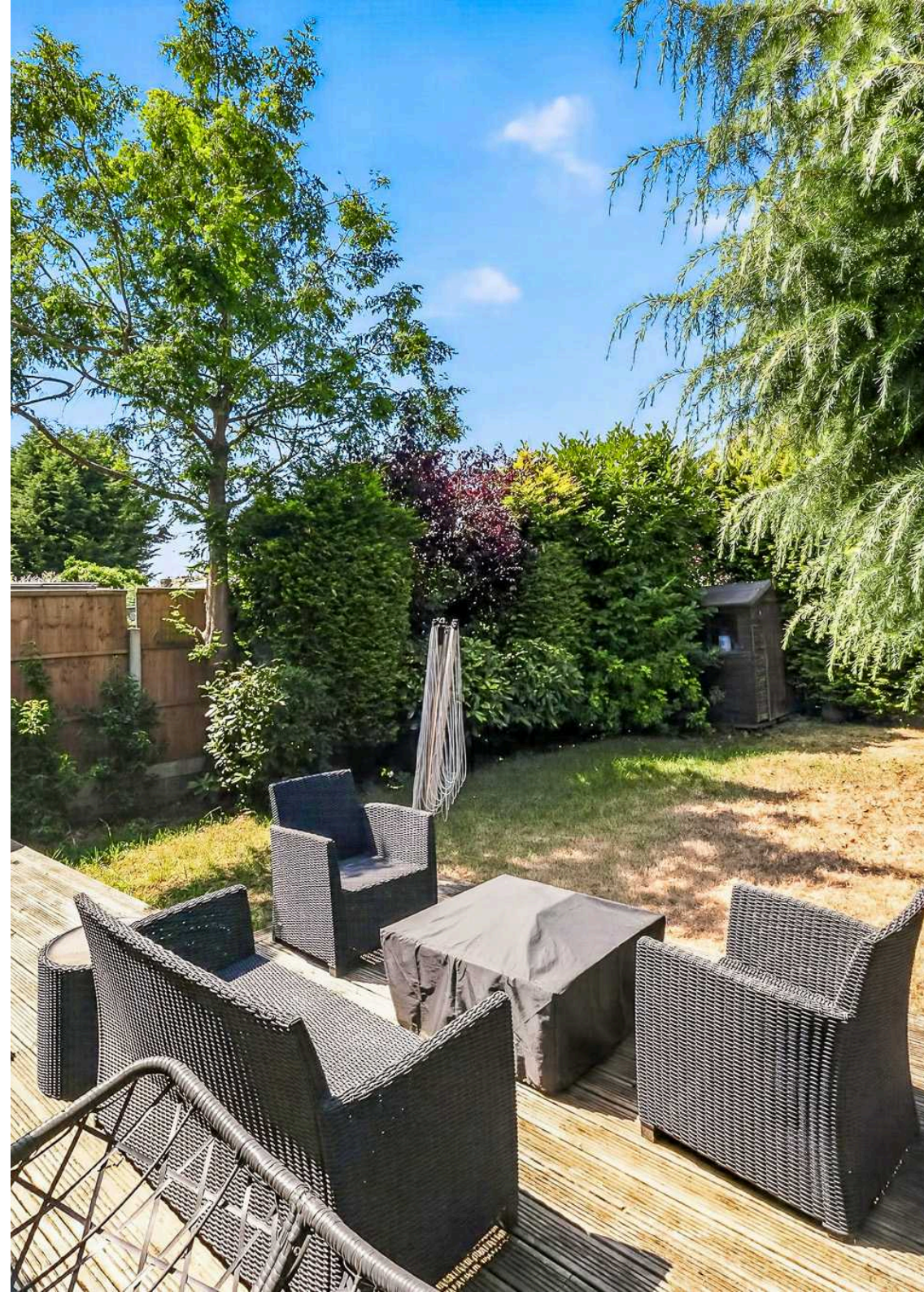
Broadband Speed: Ultrafast broadband available. Download speeds up to 8000 Mbps and upload speeds up to 8000 Mbps (source: Ofcom checker).

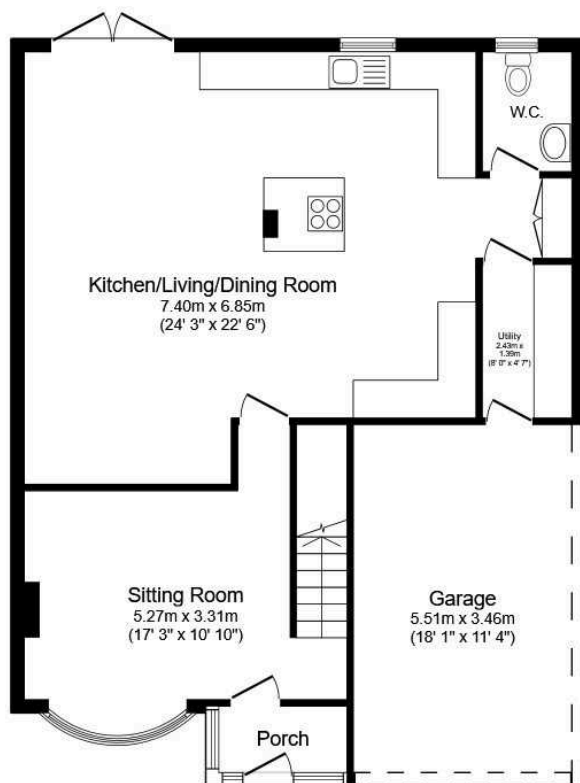
Mobile Coverage: Likely available from EE, O2, Three and Vodafone. (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

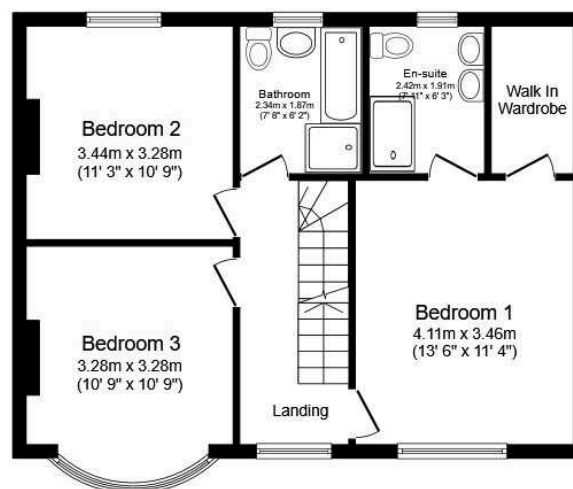
Council Tax

The Council Tax for this property is Band C.

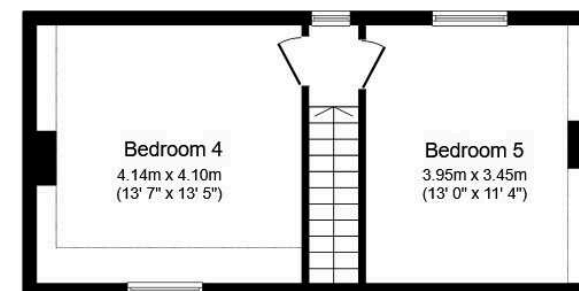




Ground Floor



First Floor



Second Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Total floor area 188.0 sq.m. (2,024 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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