



Bartlams.

3 Pippin Walk, Wombourne - WV5 0NS

Offers in Region of £420,000



3 Pippin Walk

Wombourne

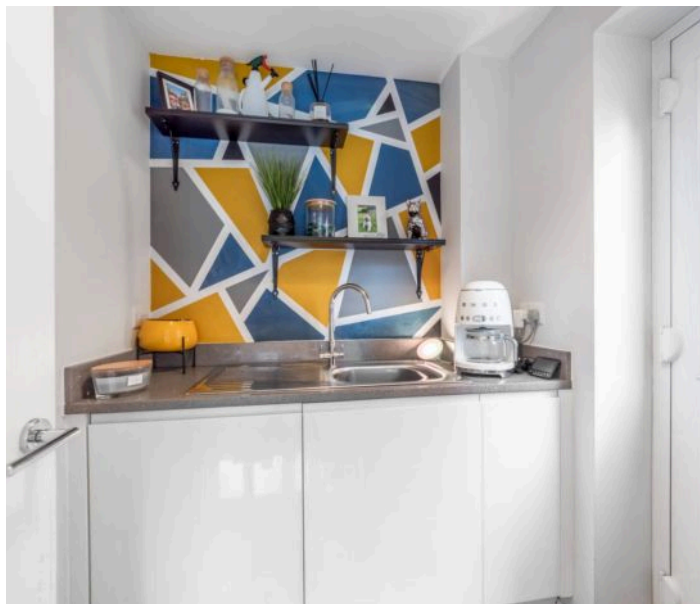
This is a stunning three-bedroom detached family home, beautifully presented throughout and positioned just off a popular address close to village centre amenities. The property has been finished to a high standard and offers stylish interiors with flexible spaces, making it ideal for modern family living.

As you step into the entrance hall, there is a convenient WC with wash hand basin before entering the spacious living room, which benefits from dual aspect windows that fill the room with natural light. To the rear of the property is an impressive open-plan kitchen diner, fitted with quartz worktops, wall and base units, an integrated Bosch oven, integrated dishwasher, integrated fridge-freezer, and a one-and-a-half sink with drainer. A breakfast bar offers additional seating, while the dining area enjoys French doors leading directly out to the garden.

Off the kitchen is a utility room with further quartz worktops, another sink with drainer, integrated washing machine, and a second door providing garden access. The garage has been three-quarter converted into a versatile sitting room with electrics, power points and TV fittings. This space is currently used as a lounge area but would be perfect as an office or playroom, especially for those working from home.



B.



3 Pippin Walk

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Upstairs are three generous bedrooms, with the principal bedroom benefitting from built-in storage and an en-suite shower room fitted with a walk-in shower, WC and wash-hand basin. The second bedroom overlooks the rear garden, while the third bedroom also includes fitted storage. A built-in storage cupboard can also be found on the landing, completing the upstairs accommodation.

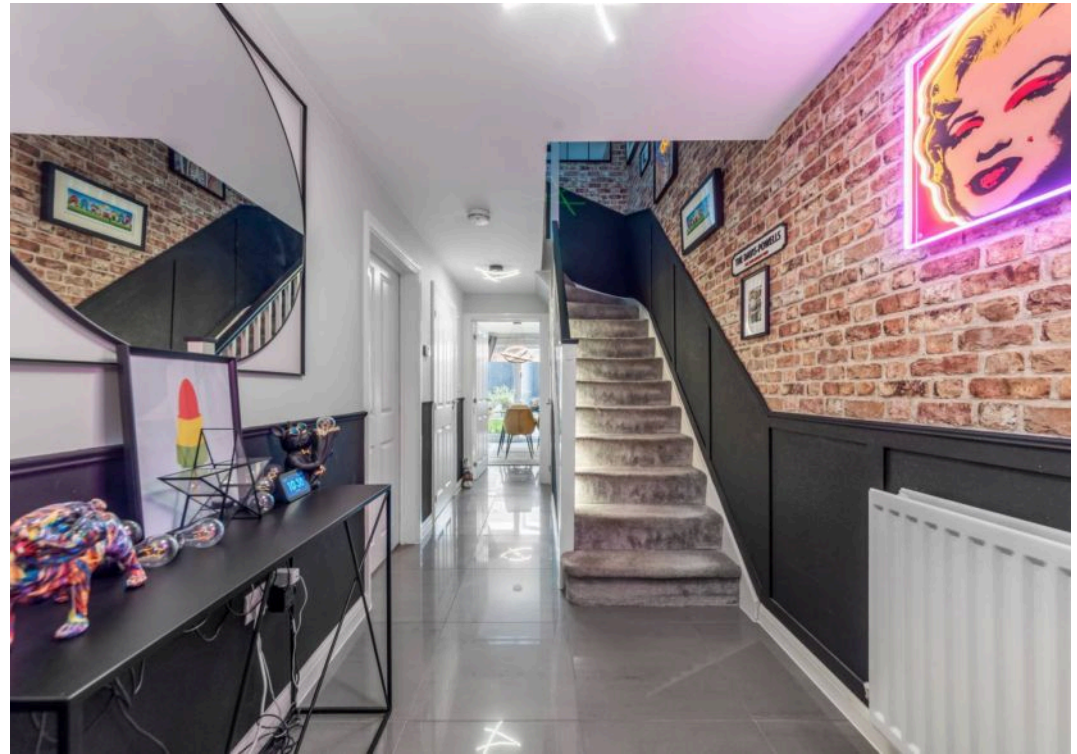
Externally, the property enjoys a private driveway set to the side of the house, providing off-road parking and leading to the garage, which is set back for additional practicality. To the rear is a well-maintained garden with lawn and patio areas, connecting seamlessly to the converted garage space, creating an ideal setting for hosting friends and family. An EV charger is also installed to the side of the property, further enhancing its appeal.

We are advised by our client that this property is:
Freehold, Council Tax Band - E, EPC Rating - B. Annual Service Charge: £223.54

Buyers Information:

As part of our legal obligations as an estate agent, we are required to carry out anti-money laundering (AML) checks on all purchasers. To ensure this process is handled efficiently and in compliance with regulations, we outsource these checks to a trusted third-party provider. There is a small non-refundable fee of £60 for this service, payable at the point of verification.









Pippin Walk

Approximate Gross Internal Area
 Ground Floor = 52.4 sq m / 564 sq ft
 First Floor = 52.2 sq m / 562 sq ft
 Outbuilding = 18.6 sq m / 200 sq ft
 Total = 123.2 sq m / 1326 sq ft


 = Reduced headroom below 1.5m / 5'0"



Illustration for identification purposes only, measurements are approximate, not to scale.

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