



Billy Buns Lane, Wombourne
WV5 9BP

Taylors

Offers in the Region of
£395,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

STUNNING THREE-BEDROOM TRADITIONAL SEMI-DETACHED FAMILY HOME situated in a popular Wombourne neighbourhood, this stunning traditional semi-detached family home enjoys open aspect views to the front, providing a pleasant outlook and easy access to the surrounding countryside, including South Staffordshire Railway. Ideally positioned close to Wombourne Village and well-regarded schools, the property offers an excellent combination of spacious family accommodation and a convenient location.

Benefitting from gas central heating and double glazing throughout, the beautifully presented accommodation briefly comprises an entrance hall, stylish lounge, impressive open-plan kitchen/diner with cosy snug area, guest WC and useful utility room. To the first floor are three generous double bedrooms and a family shower room. Externally, the property boasts an enclosed rear garden, ideal for entertaining, featuring a pizza oven, hot tub and summer house currently utilised as a bar. A driveway provides off-road parking to the front.

A superb family home offering versatile living space and fantastic outdoor entertaining facilities. Early viewing is highly recommended!

Council Tax - C EPC - C Tenure - Freehold.

Construction: Brick with a pitched interlocking tile roof with flat roof section. All mains services are connected. Broadband/Mobile coverage: checker.ofcom.org.uk/en-gb/broadbandcoverage/
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.

Entrance Hall

Lounge - 5.13m into bay x 3.4m max (16'10" into bay x 11'2" max)

Open Plan Kitchen Diner With Snug Area - 9.91m x 3.71m max (32'6" x 12'2" max)

Utility Area - 4.29m x 3.91m max (14'1" x 12'10" max) (L-Shaped) with office area & further storage to fore.

Guest WC - 2.06m max x 1.3m (6'9" max x 4'3")

First Floor Landing

Bedroom - 4.37m into bay x 2.74m into fitted wardrobes (14'4" into bay x 9'0" into fitted wardrobes) with fitted wardrobes.

Bedroom - 3.94m x 3.12m max (12'11" x 10'3" max)

Bedroom - 2.77m x 2.64m (9'1" x 8'8")

Shower Room - 2.36m x 1.93m max (7'9" x 6'4" max) with deep soaking tub.

Enclosed Rear Garden with hot tub, pizza oven, and summerhouse (currently used as a bar).

Driveway To Fore





Council Tax Band: C

Tenure: Freehold

Property Type: Semi Detached House



- DESIRABLE WOMBOURNE LOCATION, CLOSE PROXIMITY TO WOMBOURNE VILLAGE
- OPEN ASPECT VIEWS TO THE FRONT, PROVIDING A PLEASANT OUTLOOK & EASY ACCESS TO COUNTRYSIDE
- BEAUTIFULLY PRESENTED THROUGHOUT, TRADITIONAL SEMI DETACHED FAMILY HOME
- STUNNING OPEN PLAN KITCHEN DINER WITH SNUG AREA
- EARLY VIEWING RECOMMENDED
- THREE DOUBLE BEDROOMS & STYLISH SHOWER ROOM
- ENCLOSED REAR GARDEN BENEFITTING FROM PIZZA OVEN, HOT TUB & SUMMERHOUSE (CURRENTLY USED AS A BAR)
- GENEROUS DRIVEWAY TO FORE

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MISREPRESENTATION ACT 1967

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