



**Bartlams.**

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9 Peartree Drive, Wombourne - WV5 0NT  
£232,500



## 9 Peartree Drive

Wombourne, Wolverhampton

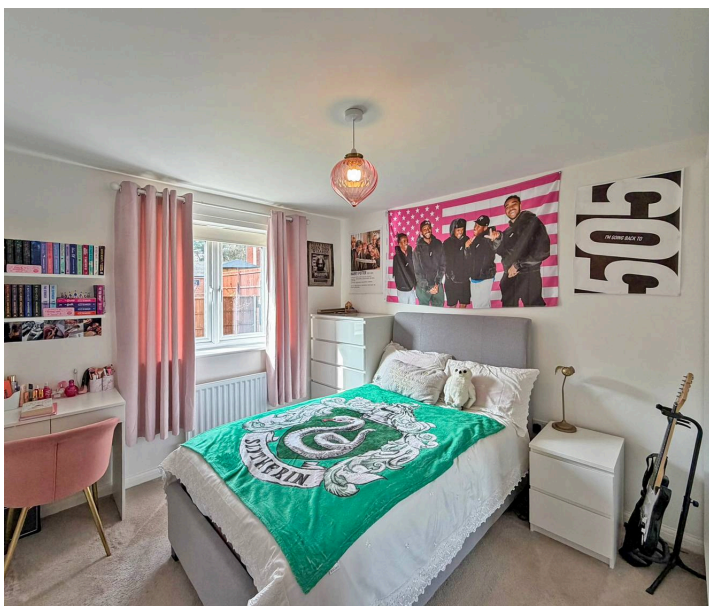
### Shared Ownership - Three Bedroom Detached Bungalow!

Located in a highly sought-after position within walking distance of village centre amenities, this beautifully presented three-bedroom detached bungalow approximately five years old presents a unique opportunity to purchase a bungalow for a really affordable price. Offered via the Shared Ownership scheme, offering a 50% share from £232,500 with a minimum 5% deposit of £11,625, the property provides modern, low-maintenance living with well-balanced accommodation throughout.

Entering into the hallway, there is useful built-in storage and access to the principal rooms. The living room is positioned to the front and is a bright and welcoming space. To the rear of the property is the kitchen breakfast room, which is fitted with a range of wall and base units. Integrated appliances include an oven with gas hob above, along with a one-and-a-half sink with drainer. There is ample space for dining as well as space for an American-style fridge freezer. Double doors open out from the kitchen onto the rear garden, creating a great connection between indoor and outdoor living.



B.



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The property offers three bedrooms, with the principal bedroom located to the front, while bedrooms two and three are positioned to the rear, all with plenty of space for storage. The family bathroom is fitted with a bath with shower over, WC and wash hand basin.

Externally, the property benefits from a large private driveway to the front providing access to the detached garage and main entrance, along with gated side access to the rear, the garage, measuring approximately 20 feet in length, provides excellent storage and can also be accessed from the garden. The rear garden is mainly laid to lawn with a patio area and enjoys a south-westerly aspect, creating a pleasant sun trap.

The property is Leasehold (50% shared ownership), Council Tax Band - D and EPC - B.

### Buyers information:

The Shared Ownership scheme offers a great way to own your own home with a lower upfront cost. You buy a share of the property and pay a subsidised rent on the remaining share. Over time, you can increase your share until you own 100% of your home. This is a fantastic option for those who may struggle to afford a larger deposit or mortgage on a full market value property.

**Full Market Value:** £465,000

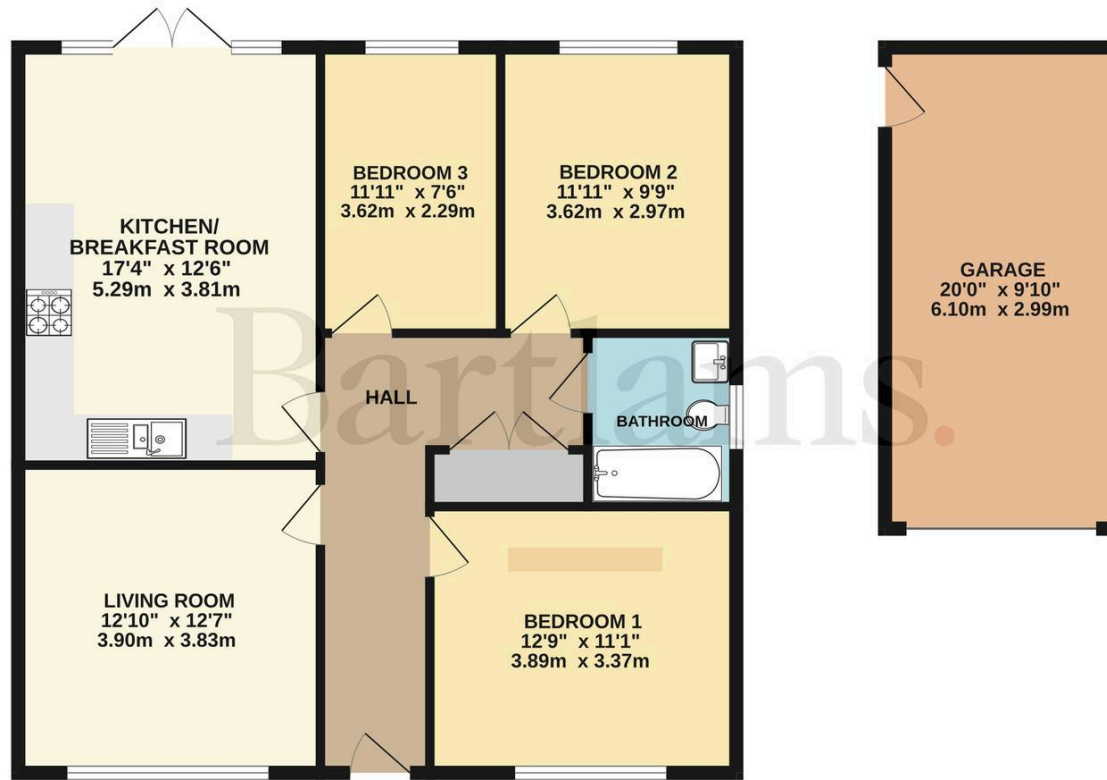
**50% Share Price:** £232,500

Service Charge: £112 per 6 months. Rent payable on un-owned share.

Buyers must have a minimum 5% deposit towards the share they are purchasing and must meet the buyers eligibility criteria.



GROUND FLOOR  
1097 sq.ft. (101.9 sq.m.) approx.



TOTAL FLOOR AREA: 1097 sq.ft. (101.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Bartlams**

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