



Bartlams.

12 Rookery Road, Wombourne - WV5 0JH

Offers in Region of £325,000



12 Rookery Road

Wombourne, Wolverhampton

This beautifully presented three-bedroom end terrace home is ideally situated for village centre amenities and convenient public transport links. Offering stylish and well-balanced accommodation throughout, the property is perfectly suited to first-time buyers or young families seeking a home ready to move straight into.

Entering into a welcoming hallway, there is access to the principal ground floor rooms. Positioned to the rear, the main living room is a bright and inviting space featuring French doors opening out to the garden and a log burner, creating a cosy focal point. To the front of the property is a useful office space, ideal for home working. There is also a practical utility room fitted with storage units, a sink and a WC.

The heart of the home is the open-plan kitchen diner, designed for both everyday living and entertaining. The kitchen is fitted with a range of wall and base units complemented by oak worktops. Integrated appliances include a dishwasher, along with a gas hob and double oven, and there is space for a fridge freezer. A sink with drainer is positioned beneath one of two Velux windows, which flood the space with natural light. The dining area provides ample room for a family table, and there is a door offering convenient side access.



B.



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Upstairs, there are three well-proportioned bedrooms. Bedroom one benefits from a large rear-facing window and space for storage. Bedroom two also overlooks the rear and includes fitted sliding wardrobes. Bedroom three enjoys views over the front elevation and offers additional space for storage. The family bathroom is fitted with a P-shaped bath with shower over and glass screen, WC and wash hand basin.

Externally, the property boasts a generous driveway providing off-road parking for multiple vehicles, along with access to the front entrance and a gated side passage leading to the rear garden. The garden features extensive patio areas ideal for outdoor dining and entertaining, with steps rising to a level lawn. To the side, there is additional gated access to the front and an insulated summer house, offering a versatile space suitable for a variety of uses.

The property is Freehold, Council Tax Band - C and EPC - D.

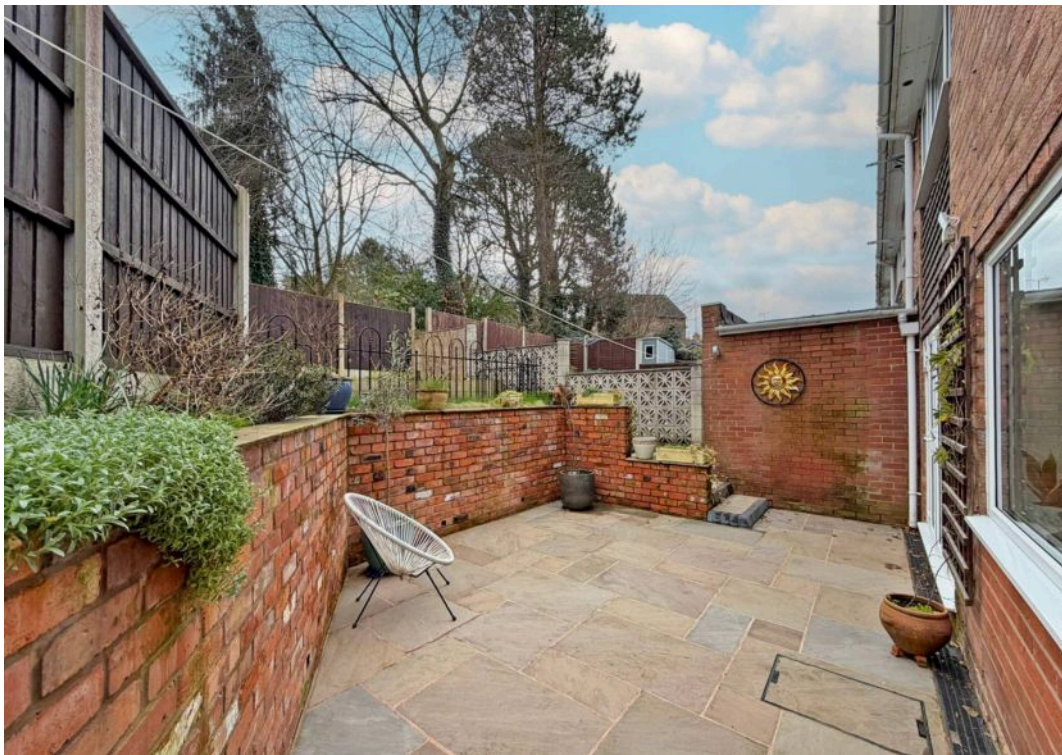
Buyers Information:

To comply with Anti-Money Laundering regulations, prospective purchasers will need to provide identification documents, proof of funds, and proof of address before an offer can be accepted. A non-refundable administration fee of £30 per individual purchaser is payable upon acceptance of an offer.

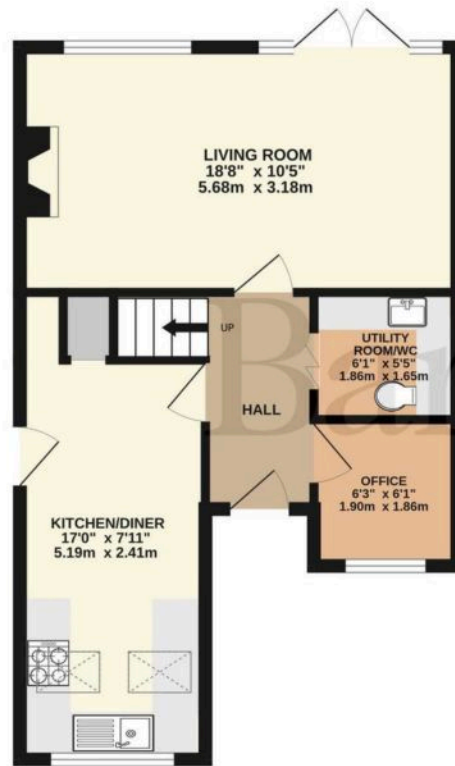


B.





GROUND FLOOR
460 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.0 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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