



Elm Tree Close, Wombourne
Wolverhampton

Taylors

Offers in the Region of
£199,950

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

Spacious Family Home with Huge Potential!

Nestled in a sought-after back-water of Wombourne, this deceptively spacious semi-detached home is perfectly positioned just a short stroll from local shops, schools, and amenities. Featuring gas central heating and UPVC double glazing, the property includes:

Welcoming entrance porch and reception hallway

Comfortable lounge and separate dining room

Generous breakfast kitchen

Three well-proportioned bedrooms and a modern shower room

Enclosed rear garden with outhouse and driveway to the front

Available with NO UPWARD CHAIN, this home offers fantastic scope to create your dream family space!

Accommodation comprises :-

Entrance porch

Reception hallway with understair storage

Lounge: 13'4" x 11' 3" max

Dining room: 9' 6" x 8'7" max

Breakfast kitchen: 10' x 9' 4" max

First floor landing

Bedroom: 13'10" max by 8'8"

Bedroom: 14' max by 11' 4" with built-in storage

Bedroom : 8'1" max by 8'8" with built-in bed and storage

Shower room 7'7" x 5'8"

Outside

Enclosed garden with storage shed

EPC - TBA. Council Tax - B. Tenure – Freehold.

Construction: Brick with a pitched interlocking tile roof. All mains services are connected.

Broadband/Mobile coverage: checker.ofcom.org.uk/en-gb/broadbandcoverage/

www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker.

Flood Risk - Less than 0.1% chance per annum.

SEDGLEY BRANCH

By law, we are required to conduct anti-money laundering checks on all our

sellers, and we take this responsibility very seriously. In line with our

partner, Coadjute, will securely manage these checks on our behalf

(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

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Council Tax Band: B

Tenure: Freehold

Property Type: Semi Detached House

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- THREE BEDROOMS SEMI DETACHED HOUSE
- HUGE POTENTIAL
- DRIVEWAY
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- LOUNGE
- DINING ROOM
- BREAKFAST-KITCHEN
- POPULAR WOMBOURNE CUL-DE-SAC
- ENCLOSED REAR GARDEN
- NO UPWARD CHAIN

GENERAL INFORMATION: As the sellers estate agents we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may effect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquires before making any transactional decisions. Such can be provided free from any charge. Taylors would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor. FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. Taylors have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. PROPERTY MISDESCRIPTIONS ACT 1991: These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Taylors branch for advice or confirmation on any points. PLANNING PERMISSION/ BUILDING REGULATIONS: Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. FLOORPLAN - FOR GUIDE PURPOSES ONLY: Whilst every attempt has been made to ensure the accuracy of the floor plan 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. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor). These particulars are intended only as a guide and must not be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.

MISREPRESENTATION ACT 1967

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The vendor does not make nor give and neither Taylors nor any person in their employment, has any authority to make or give any representation or warranty whatsoever in relation to this property.



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