



**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 our buyers and sellers, and we take this responsibility very seriously. In line with our Anti Money Laundering Policy, Taylors, our appointed third party provider, Coadjute, will securely manage these checks on our behalf. 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 the completion of the sale.





Council Tax Band: B

Tenure: Freehold

Property Type: Semi Detached House

- 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

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MISREPRESENTATION ACT 1967

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