



Bartlams.

83 Common Road, Wombourne - WV5 0HH
£269,950



83 Common Road

Wombourne, Wolverhampton

Representing an excellent opportunity to acquire an impressively refurbished and much improved three bedroom family home, this re-modelled semi detached house is located in an established residential area close to local amenities and highly regarded schools. Available freehold with vacant possession, it requires inspection to be appreciated. Upon entry is an entrance hall with convenient wc and built in storage; the open plan ground floor living accommodation offers plenty of room for dining or an office area which seamlessly connecting to the fully fitted kitchen with integrated appliances and modern units. At first floor level, there is a principal bedroom with double size ensuite showcasing a walk-in shower, WC and wash hand basin; two further bedrooms and lovely house bathroom presenting a bath with shower attachment, WC and wash hand basin. To the front is private off-road parking for multiple vehicles and to the rear is an established rear garden and contemporary styling throughout accessed from the kitchen area or gated side access from the front of the property.



B.



We are advised by our client that this property is:
Freehold. Council tax band B. Energy rating C.

As part of our legal obligations as an estate agent, we are required to carry out anti-money laundering (AML) checks on all purchasers. To ensure this process is handled efficiently and in compliance with regulations, we outsource these checks to a trusted third-party provider. There is a small non-refundable fee of £60 per purchaser for this service, payable at the point of verification.

- **No upward chain.**
 - **Fabulous, three bedroom semi detached house requiring inspection to appreciate.**
 - **Principal bedroom with double size ensuite, and impressive family bathroom.**
 - **Ideal family home well located to local amenities and good schools.**
 - **Stylishly fitted kitchen with integrated appliances**
 - **Off-road parking.**
 - **Available freehold, with vacant possession.**
- Council tax band, B. Energy rating C.

B.



83 COMMON ROAD
WOMBOURNE



First Floor



Ground Floor

TOTAL: 80.9sq.m. 871sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

Bartlams

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NOTICE: These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only.

Photographs are produced for general information and it must not be inferred that any item shown is included in the sale. DISCLOSURE: As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

