



Bartlams.

1 Greenlands, Wombourne - WV5 8DP

Offers in Region of **£415,000**



1 Greenlands

Wombourne, Wolverhampton

Well-proportioned four-bedroom detached family home, occupying a generous corner plot within a popular residential community, ideally located for access to Wombourne Village amenities. Positioned just off Ounsdale Road and within walking distance of both Westfield Primary and Wombourne High School, this spacious property offers excellent family living with versatile accommodation and ample off-road parking. Step inside to a welcoming entrance hall with built-in storage and access to a convenient WC with wash-hand basin. To the front of the property is a comfortable living room with French doors opening into an extended dining room at the rear, which features sliding doors leading out to the garden. The dining room also provides direct access to the extended kitchen, which is fitted with wall and base units, space for a range cooker, a one-and-a-half sink with drainer, and room for both a fridge and separate freezer, along with a dishwasher.

A separate utility room provides additional space, including another sink with drainer, and also allows internal access to the garage—ideal for storage or conversion potential.



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Upstairs, the first floor hosts four bedrooms. The principal bedroom features fitted wardrobes, while bedrooms two and three are positioned to the rear, enjoying views of the garden. The fourth bedroom also includes built-in storage, and there is further storage space available on the landing. Outside, the property benefits from a large private driveway, a carport, and an established front garden. To the rear, a lawned garden with patio areas offers a peaceful setting for outdoor dining and family enjoyment.

We are advised by our client that this property is: Freehold, Council Tax Band – E, EPC – D.

Buyers Information:

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 for this service, payable at the point of verification.



- FOUR BEDROOM DETACHED FAMILY HOME
- OCCUPYING LARGE CORNER PLOT
- PLENTY OFF-ROAD PARKING
- CONVENIENT LOCATION FOR WOMBOURNE VILLAGE AMENITIES
- WALKING DISTANCE TO WESTFIELD PRIMARY AND WOMBOURNE HIGH SCHOOL
- GARAGE AND CAR-PORT
- UTILITY ROOM
- FREEHOLD. COUNCIL TAX BAND - E. EPC - D

B.









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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.

