



Bartlams.

36 Market Lane, Wolverhampton - WV4 4UJ

Offers in Region of £315,000



36 Market Lane

Wolverhampton, Wolverhampton

Charming three-bedroom semi-detached home in the sought-after village of Lower Penn, offering a delightful semi-rural setting with beautiful views across open fields. This spacious property provides well-planned accommodation across two floors, including a generous kitchen-diner, conservatory, off-road parking, and a stunning long rear garden, an ideal home for families or those seeking a peaceful village lifestyle.

A welcoming entrance hall leads to multiple ground-floor rooms and includes built-in storage for added practicality. The living room features a characterful wood-burning fireplace and sliding doors opening into the conservatory at the rear. The conservatory offers an additional light-filled reception space and includes French doors opening out to the garden, creating a lovely flow between the indoor and outdoor areas. At the rear of the home sits a spacious kitchen-diner, fitted with oak and marble worktops and offering space for a fridge freezer, Rangemaster-style cooker and dishwasher, also with plumbing for both a washing machine and dryer. The kitchen provides ample room for additional units and includes a designated dining area with useful understairs storage and the original 1930's cast-iron cooking range. Also accessed from the hallway is a convenient ground-floor shower room, complete with enclosed shower, WC, and wash-hand basin.

B.



Upstairs, the first floor offers three well-proportioned bedrooms. The principal bedroom stretches the full length of the property and enjoys dual-aspect windows, while the second and third bedrooms offer generous space for storage or furnishings. The loft is boarded with a pull-down ladder.

The property is approached via a private driveway providing off-road parking, accompanied by a mature front garden with established planting. To the rear, the property enjoys a long, beautifully maintained lawn garden with planted borders and a meadow-style area to the rear, backing onto picturesque open fields, perfect for relaxing or entertaining in a private and scenic setting, the garden can be accessed from the kitchen, conservatory or shared gated side access. There is also a concrete base from the old garage which has water and electric running to it which provides great scope for a multitude of purposes such as a home office, games room and more.

We are advised by our client that this property is: Freehold, Council Tax Band – B, EPC – tbc. The property is powered by LPG heating. There are existing foundations for a double-storey extension above the kitchen (subject to planning permission).

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.

- THREE BEDROOM SEMI-DETACHED HOME
- STUNNING VIEWS TO REAR
- OFF ROAD PARKING
- LONG LAWNED GARDEN WITH PLANTED

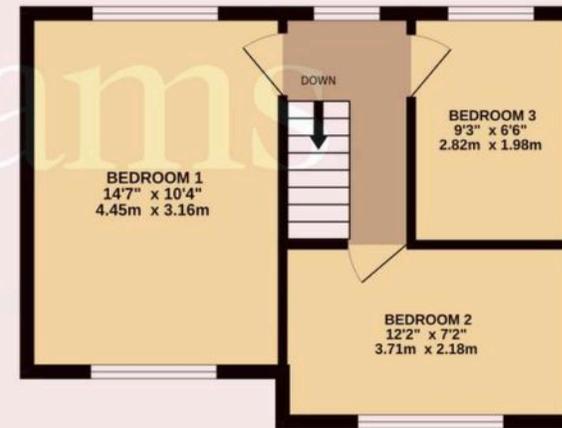




GROUND FLOOR
531 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 877 sq.ft. (81.4 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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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.

