



Bartlams.

12 Ednam Grove, Wombourne - WV5 9AZ

Offers in Region of **£550,000**



12 Ednam Grove

Wombourne, Wolverhampton

An impressive and beautifully presented three-bedroom detached bungalow, set in a generous corner plot position in a highly popular cul-de-sac just off Orton Lane, with a large amount of off-road parking and an attractive wraparound front garden. Tucked away in a peaceful spot, the property combines style and functionality throughout, offering a perfect home for those seeking single-storey living without compromising on space or quality.

Step inside to a welcoming breakfast kitchen fitted with a range of wall and base units, a double sink, gas hobs, and integrated appliances including a double oven, dishwasher, and fridge. A breakfast bar provides a casual seating area ideal for morning coffee or quick meals. Adjacent to the kitchen is a laundry area with further storage and space for a washing machine and dryer.

To the rear of the property is the stunning open plan living room diner, complete with two Velux windows fitted with solar-powered, battery-operated blinds, a log burner, and bi-folding doors that open out onto the rear garden, making this a brilliant living and entertaining space.



B.



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A hallway off the kitchen leads to further built-in storage which houses the boiler and a convenient WC with wash hand basin. All three bedrooms are positioned on one side of the property, the principal bedroom includes fitted storage, while bedroom two enjoys views over the rear garden and more built-in storage. Bedroom three is also a well-proportioned room.

The family bathroom is larger than average, with a freestanding bath, a corner shower, WC, and wash hand basin, providing a luxurious and functional space. There is also an integral garage, ideal for further storage or potential conversion.

We are advised by our client that this property is: Freehold. Council Tax Band - E. EPC - C.

- IMPRESSIVE CORNER PLOT POSITION
- STUNNING THREE BEDROOM DETACHED BUNGALOW
- HEAVILY EXTENDED
- GARAGE
- TWO PRIVATE DRIVEWAYS
- BEAUTIFULLY LANDSCAPED REAR GARDEN
- OPEN PLAN LOUNGE DINER WITH VELUX WINDOWS

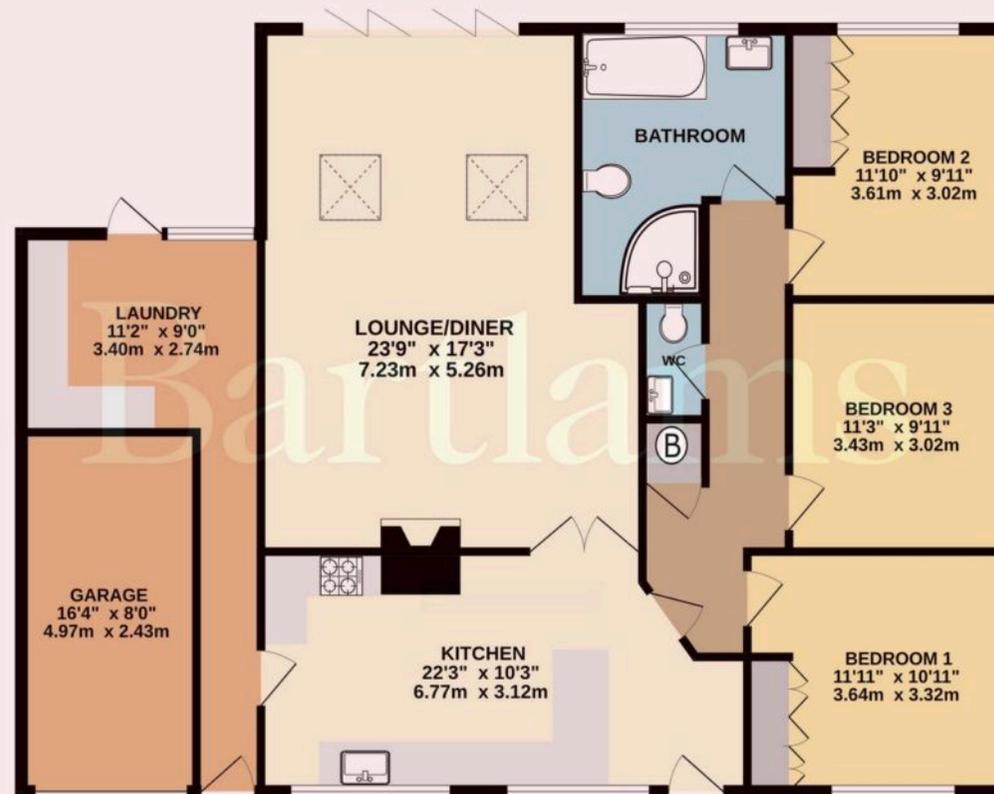


B.





GROUND FLOOR
1447 sq.ft. (134.5 sq.m.) approx.



TOTAL FLOOR AREA: 1447 sq.ft. (134.5 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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