



Bartlams.

6 Market Lane, Wolverhampton - WV4 4UJ

Offers in Region of £525,000



6 Market Lane

Wolverhampton, Wolverhampton

Bartlams are please to present a stunning four-bedroom detached family home, beautifully presented throughout, occupying a sought-after rural location in Lower Penn with wonderful field views to the rear. The property has been finished to a high standard with modern features, a versatile layout, and generous outside space, making it an ideal family home.

As you step into the property via a porch into the welcoming entrance hall, there is built-in storage and a convenient WC with wash hand basin. To the front sits a bright living room with a bay window and a log burner, while to the rear is an impressive open plan living kitchen. This wonderful space combines a high-quality kitchen, dining and sitting area with a second log burner, integrated sound system, French doors to the garden and underfloor heating throughout. The kitchen itself is fitted with granite worktops, a boiling water tap, integrated fridge, integrated dishwasher, induction hob, built-in oven and combi oven. Off the kitchen is a practical utility with a sink and more granite worktops, plus additional garden access.



B.



6 Market Lane

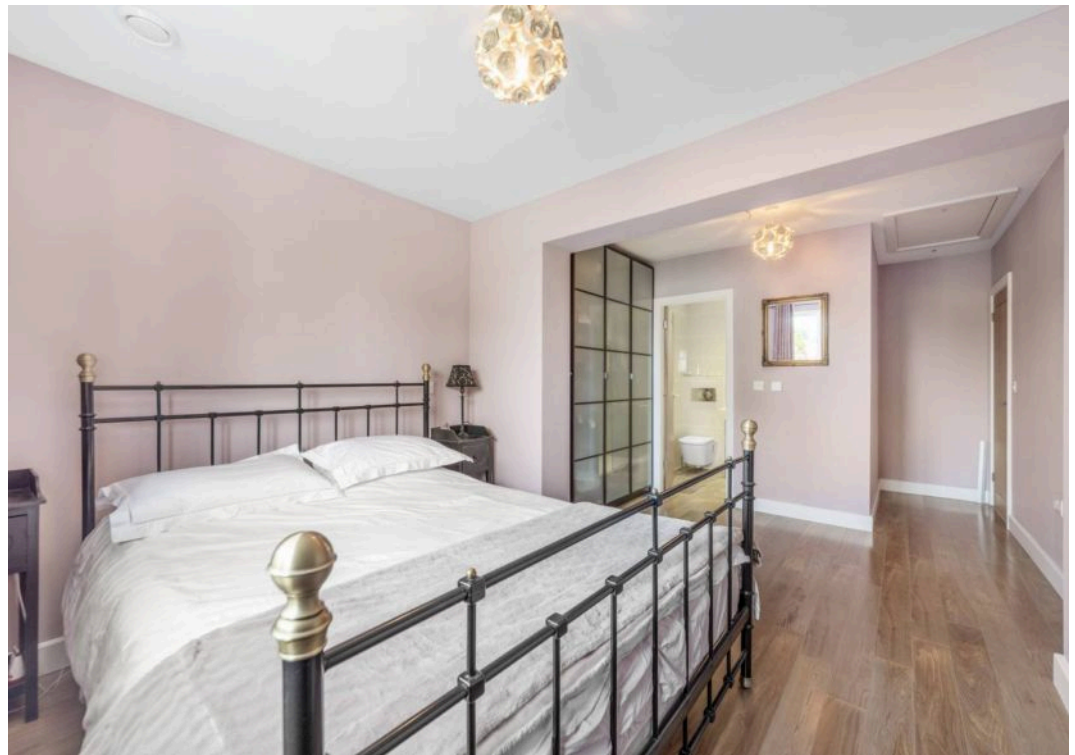
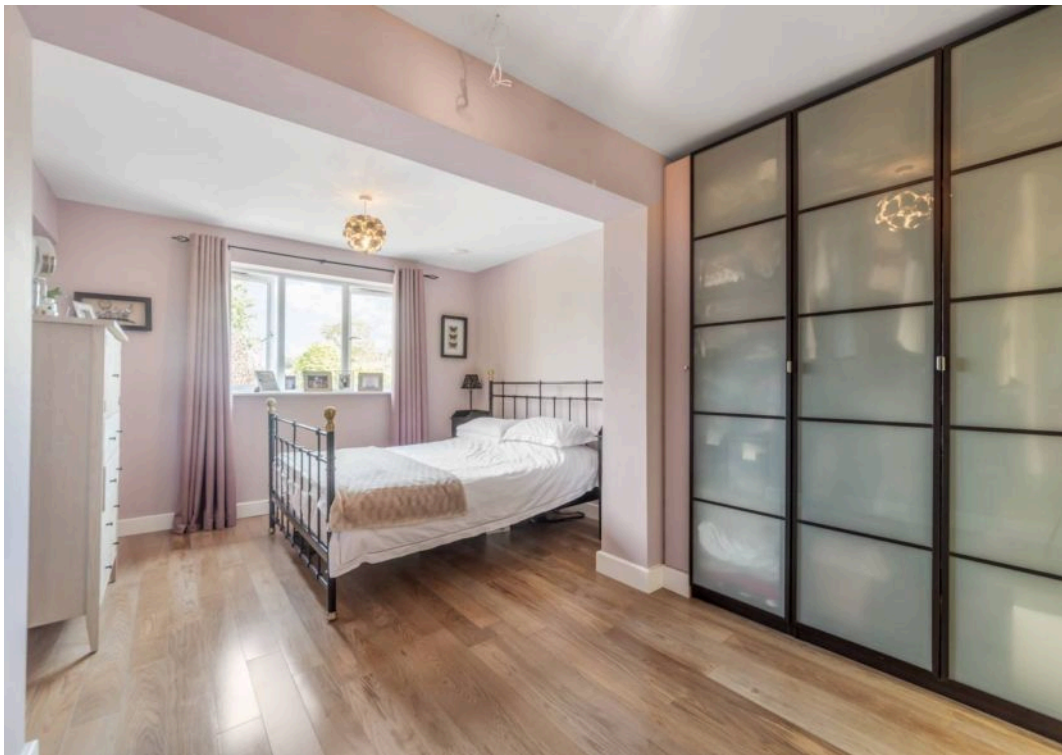
Wolverhampton, Wolverhampton

Upstairs are four well-proportioned bedrooms. The principal suite benefits from fitted storage, a view over the garden and an en-suite shower room with walk-in shower, WC and wash hand basin. Bedroom two sits at the front with dual windows and excellent space for storage, while bedroom three overlooks the garden and offers excellent storage. Bedroom four is currently used as an office but also makes a good-sized bedroom. Completing the first floor is a modern family bathroom with bath, walk-in shower, WC and wash hand basin. Additional features include an air source heat pump heating system with thermostatic control for each room, and two solar thermal panels on the roof providing hot water. The property also includes MVHR (mechanical ventilation and heat recovery) through the property and rain water harvesting water storage for garden irrigation use.

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

- FAMILY BATHROOM, EN-SUITE AND DOWNSTAIRS WC
- UNDERFLOOR HEATING THROUGHOUT
- PRIVATE DRIVE
- BEAUTIFUL FIELD VIEWS TO REAR







Market Lane

Approximate Gross Internal Area
 Ground Floor = 75.7 sq m / 815 sq ft
 (Including Garage)
 First Floor = 72.8 sq m / 784 sq ft
 Outbuilding = 18.7 sq m / 201 sq ft
 Total = 167.2 sq m / 1800 sq ft

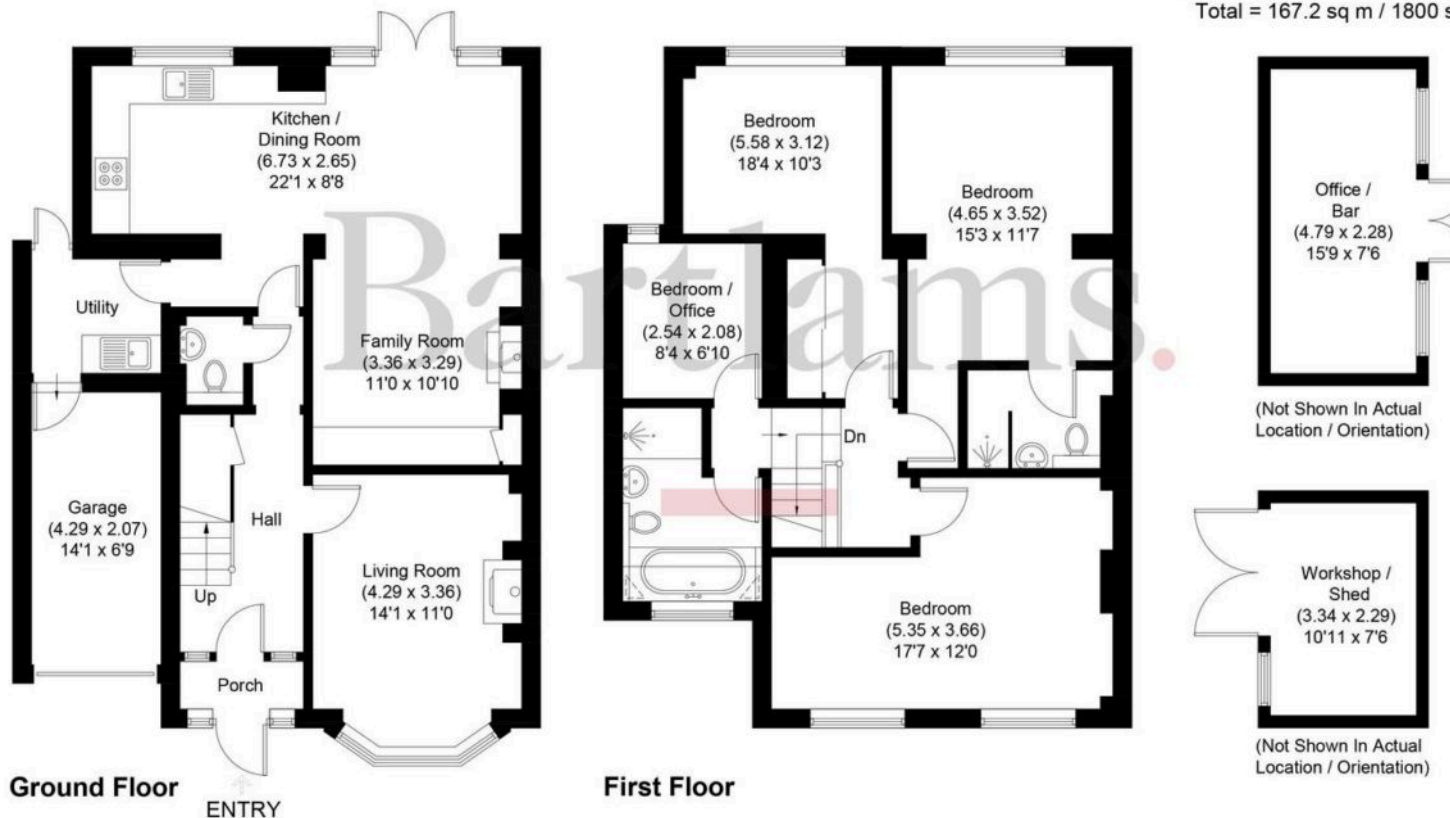


Illustration for identification purposes only, measurements are approximate, not to scale.

Bartlams

Bartlams Ltd, The House On The Green High Street - WV5 9DP

01902894141

wombourne@bartlams.co.uk

www.bartlams.co.uk/

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.

