Bartlams.

6 Whites Wood, Wombourne - WV5 0HR

Offers in Region of **£285,000**

6 Whites Wood

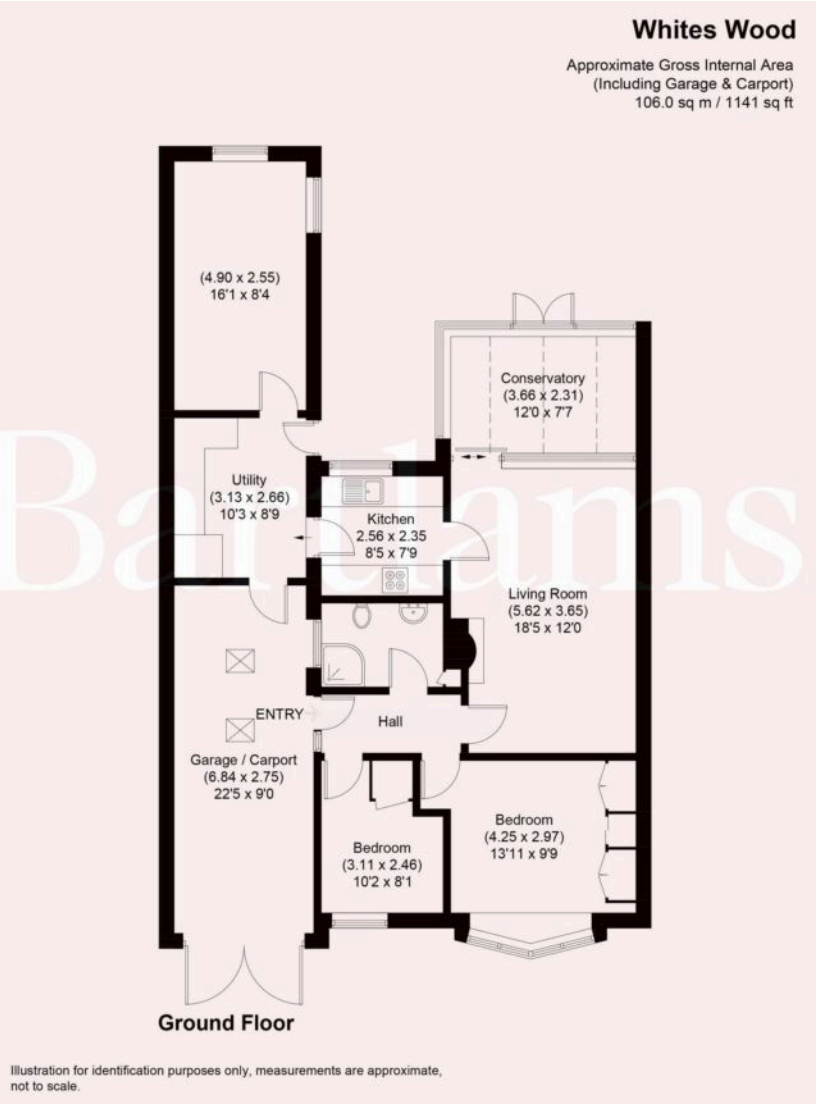
Wombourne, Wolverhampton

This two-bedroom bungalow is set off the highly popular Sytch Lane, close to the village centre's amenities and convenient bus transport links, and offers fantastic potential for modernisation. The property features two reception rooms, a utility room, off-road parking and a garage, ticking alot of boxes for someone looking for single-level living or downsizing. Stepping in through a side entrance, you're welcomed by an entrance hall leading to all main rooms. The large living room comes with a gas fireplace, and flows into a bright conservatory to the rear with French doors opening to the garden. The kitchen is fitted with wall and base units, a one-and-a-half sink with drainer, an integrated oven with gas hob above, and has space for both a washing machine and fridge. Off the kitchen is a utility area with matching units and worktops, connecting to a further reception room ideal as a dining room, home office, or versatile living space. Both bedrooms are located at the front of the property and feature fitted storage. The family shower room is well-appointed with a corner enclosed shower, WC, and wash hand basin.

Externally, the property benefits from a private driveway with parking for several vehicles, leading to a large garage/carport. To the rear is a well-sized garden with patio areas and lawn space, mature shrubs, and space for a shed, offering plenty of scope to create the ideal outdoor setting.
We are advised by our client that this property is:
Freehold, Council Tax Band – D, 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.

- NO UPWARD CHAIN
- OFF-ROAD PARKING
- TWO RECEPTION ROOMS AND CONSERVATORY
- UTILITY ROOM
- GARAGE
- HIGHLY POPULAR LOCATION OFF SYTCH LANE
- CONVENIENT FOR WOMBOURNE VILLAGE AMENITIES
- FREEHOLD. COUNCIL TAX BAND - D. EPC - D



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.