



Bartlams.

Millbrook Cottage Mill Lane, Wombourne - WV5 0LG

In Excess of **£375,000**



Millbrook Cottage Mill Lane

Wombourne, Wolverhampton

Offered with No Upward Chain!

This beautifully presented two-bedroom detached bungalow sits in the heart of Wombourne village, offering private gated access directly onto the High Street, perfectly placed for all local amenities, shops, and transport links. Immaculate throughout, the property provides a superb opportunity for anyone seeking a peaceful yet highly convenient setting.

As you step into the property, you're welcomed by an entrance hall that leads to several rooms. The main living room features a fitted log burner, three side windows filling the space with natural light, and sliding doors that open onto a private rear courtyard garden, an area that could easily be sectioned off for additional privacy.

To the rear is the kitchen diner, fitted with a range of wall and base units, dual-aspect windows, and space for a dining area. The kitchen includes an integrated oven, induction hob, space for a fridge-freezer, sink with drainer, and plumbing for a washing machine. Both bedrooms are beautifully presented and offer generous space for storage. Completing the accommodation is a stylish family shower room with a walk-in shower, WC, and wash-hand basin, all finished with quality tiling.



B.



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Externally, the property benefits from a large private drive to the rear, new fencing on the border, and both front and rear access points to the property. The kitchen also provides direct access to the rear courtyard garden, while to the front there's a charming courtyard garden area beside the entrance. Altogether, this is a move-in-ready home in a prime village location. We are advised by our client that the property is Freehold. Council Tax Band: D. EPC Rating: C

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 **£30 per individual purchaser** for this service, payable at the point of verification.



- NO UPWARD CHAIN
- TWO BEDROOM DETACHED BUNGALOW
- FRONT AND REAR ACCESS TO PROPERTY
- IMMACULATE CONDITION THROUGHOUT
- SPACIOUS LIVING ROOM WITH LOG BURNER
- PRIVATE DRIVEWAY WITH GATED ACCESS INTO WOMBOURNE HIGH STREET
- TWO PRIVATE COURTYARD GARDEN AREAS
- FANTASTIC LOCATION ON THE DOORSTEP OF WOMBOURNE VILLAGE
- FREEHOLD. COUNCIL TAX BAND - D. EPC - C

B.



Mill Lane

Approximate Gross Internal Area
71 sq m / 764 sq ft

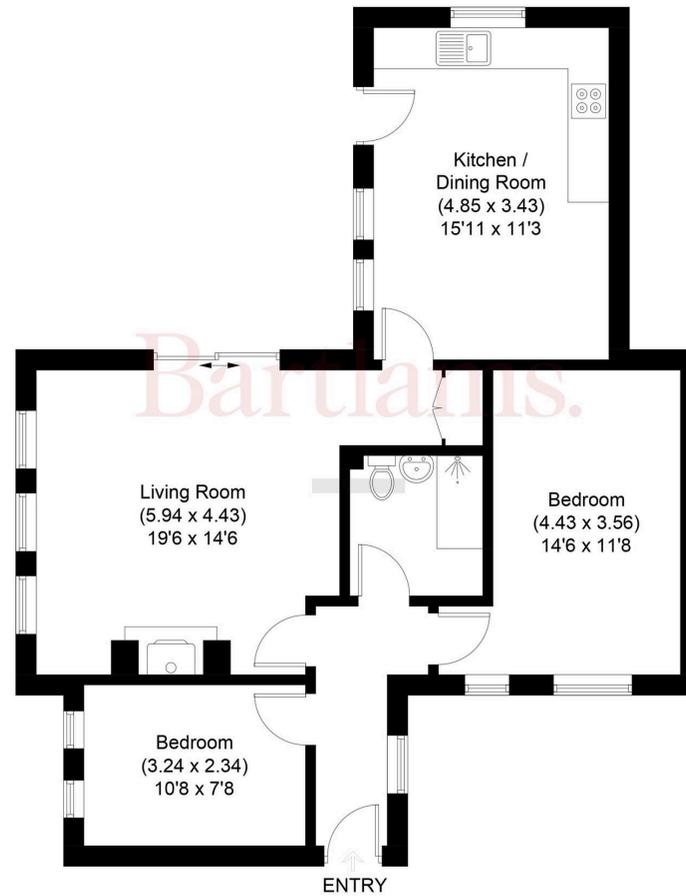


Illustration for identification purposes only, measurements are approximate, not to scale.

Bartlams

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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.

