



Bartlams.

25 Wood Road, Wombourne - WV5 9DY

Offers in Region of £125,000



25 Wood Road

Wombourne, Wolverhampton

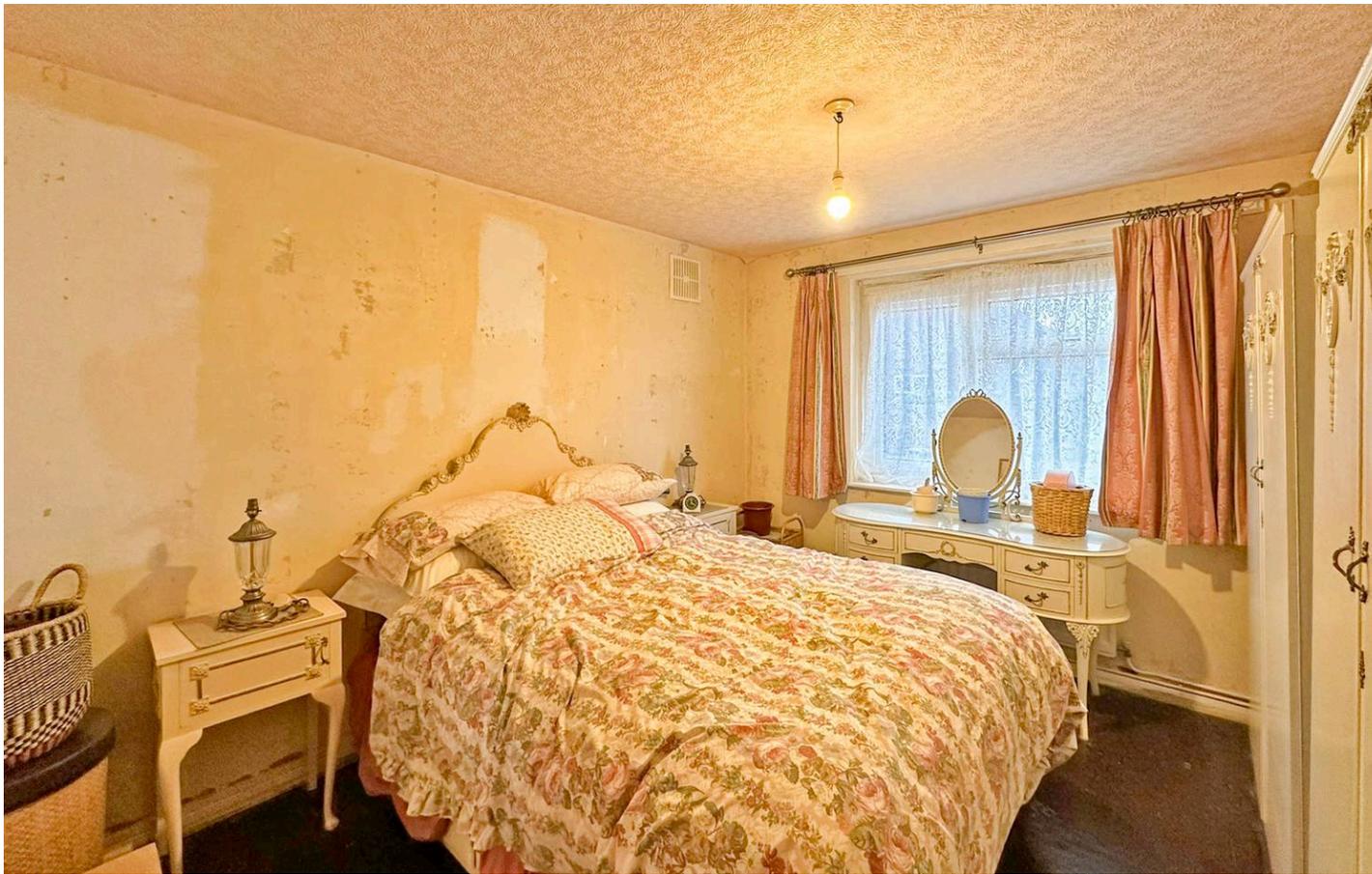
NO UPWARD CHAIN!

A well-positioned one-bedroom ground floor maisonette, conveniently located close to local amenities and transport links, and benefiting from its own private drive and a rear garden with pleasant field views beyond. Offering excellent potential and in need of some modernisation, the property provides a fantastic opportunity for buyers to put their own stamp on it.

As you step into the property, you are welcomed via a porch into an inner hall, which in turn leads to the main living accommodation. The living room is a spacious room with a large window to the front, allowing for plenty of natural light. To the rear is the kitchen, fitted with wall and base units, a sink with drainer, and space for a cooker, washing machine and dishwasher. There is also a useful storage cupboard housing the boiler. The bedroom is positioned to the front of the property and benefits from built-in storage. The bathroom comprises a bath with shower above, WC and wash hand basin. From the main hall there are two additional storage cupboards, and to the rear a secondary hall area provides further storage and could lend itself to use as a small utility space if desired, with a door leading out to the garden.



B.



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Externally, the property enjoys a low-maintenance rear garden, mainly laid to patio, with a side access gate and open views towards fields in the distance. To the front, there is a large private driveway providing off-road parking for multiple vehicles, which is a real advantage for this style of property.

Lease length: 89 Years Remaining. Service Charge: Approximately £179.77 per annum. Ground rent: £10 per annum.

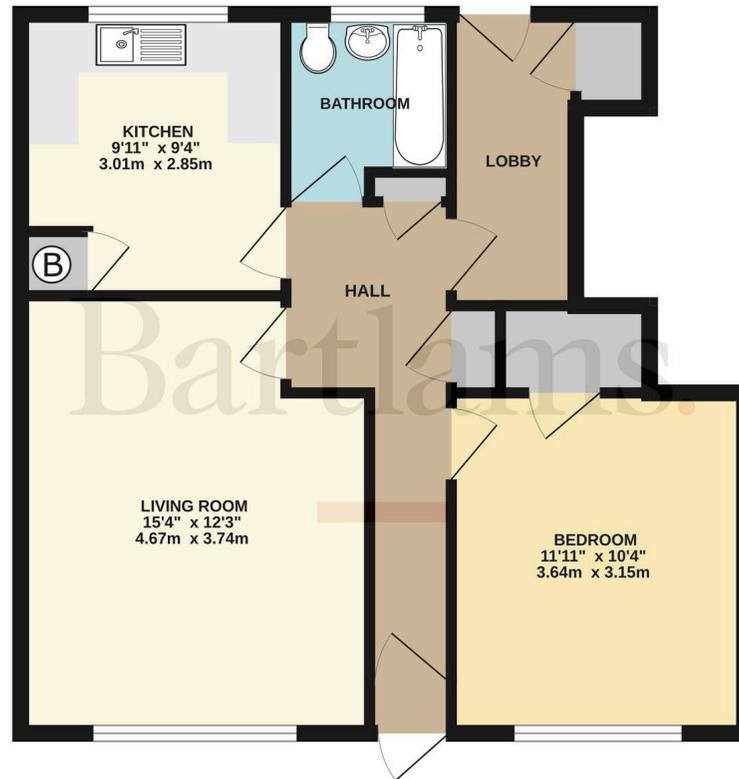
Buyers Information:

To comply with Anti-Money Laundering regulations, prospective purchasers will need to provide identification documents, proof of funds, and proof of address before an offer can be accepted. A non-refundable administration fee of £30 per individual purchaser is payable upon acceptance of an offer.

- NO UPWARD CHAIN
- GROUND FLOOR MAISONETTE
- BEAUTIFUL FIELD VIEWS TO REAR
- SPACIOUS LIVING ROOM
- PRIVATE DRIVE FOR MULTIPLE VEHICLES
- GREAT FOR FIRST TIME BUYERS THAT WOULD LIKE TO PUT THEIR OWN STAMP ON THE PROPERTY
- SERVICE CHARGE: £179.77. GROUND RENT: £10
- LEASEHOLD. COUNCIL TAX BAND - A. EPC - TBC

B.

GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA: 580 sq.ft. (53.9 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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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.

