



**Bartlams.**

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21 Bratch Lane, Wombourne - WV5 9AG

Offers in Region of £365,000



## 21 Bratch Lane

Wombourne, Wolverhampton

### **NO UPWARD CHAIN!**

Situated on a very popular address close to schooling and local amenities, this three-bedroom semi-detached home is beautifully presented throughout and offers excellent family accommodation with scope for some cosmetic updating. The property benefits from a generous driveway, garage and a well-sized rear garden.

As you step in through the porch into the entrance hall, you are led through to the full-length living dining room. This bright and spacious room features a bay window to the front, a gas fireplace and sliding doors through to the conservatory, which enjoys views over the garden and provides a lovely additional reception space. The kitchen is positioned to the rear and is fitted with wall and base units, an integrated fridge, freezer, oven and gas hob, along with space for a washing machine. There is a useful pantry for extra storage and a door providing direct access to the garden.



B.



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Wombourne, Wolverhampton

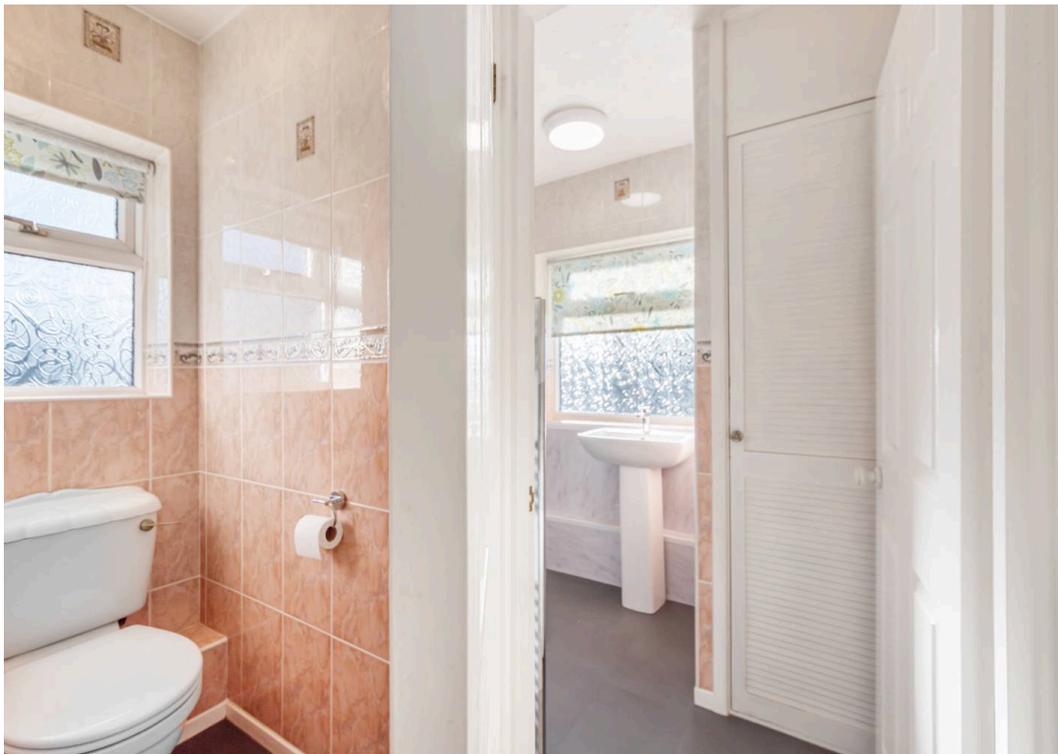
Upstairs, there are three well-proportioned bedrooms. Bedroom one is positioned to the front of the property and benefits from fitted wardrobes. Bedroom two is located to the rear and also includes fitted storage, while bedroom three is to the front and offers further built-in storage. The shower room comprises a corner shower and wash hand basin, along with an airing cupboard housing the boiler, and there is a separate WC adjacent.

Externally, the property offers a generous private driveway providing off-road parking for multiple vehicles and leading to both the front door and the garage, which is ideal for storage. The front garden is gravelled for ease of maintenance. To the rear is a mainly lawned garden with patio areas, space for a shed and borders filled with shrubs and planting, creating a pleasant outdoor space.



- NO UPWARD CHAIN
- THREE BEDROOM SEMI-DETACHED HOME
- GENEROUS PRIVATE DRIVE
- GARAGE
- LARGE CONSERVATORY TO REAR
- HIGHLY DESIRED ADDRESS IN WOMBOURNE
- BEAUTIFUL CONDITION THROUGHOUT
- FREEHOLD. COUNCIL TAX BAND - D. EPC - D

B.



## Bratch Lane

Approximate Gross Internal Area  
Ground Floor = 83.6 sq m / 900 sq ft  
(Including Garage)  
First Floor = 41.1 sq m / 442 sq ft  
Total = 124.7 sq m / 1342 sq ft

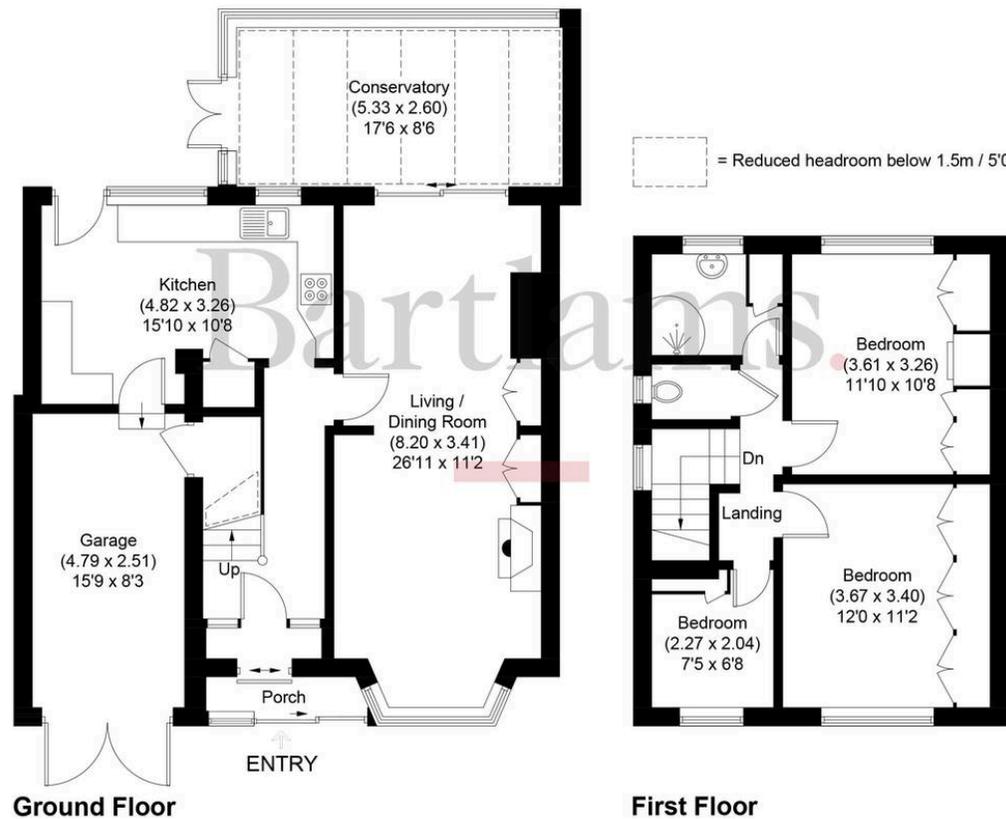


Illustration for identification purposes only, measurements are approximate, not to scale.

# Bartlams

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