



Bartlams.

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37 Giggetty Lane, Wombourne - WV5 0AU  
£349,950



## 37 Giggety Lane

Wombourne, Wolverhampton

Bartlams are proud to offer this wonderfully positioned three-bedroom semi-detached home that has recently been extensively renovated to the highest quality, including a spectacular extension to the side, garage conversion, a full re-wire, and new central heating as of 2023. This home also occupies a convenient location, not far from local shopping facilities, public transport, and schools of all grades.

Step inside this stylish home that immediately presents a large entrance hall with built-in storage spaces, leading to the open-plan lounge, dining area, and kitchen. The lounge area showcases a media wall with an electric fireplace, a door to the garden, and a large window allowing a ton of natural light into the space. The lounge seamlessly connects to the dining area, another handy seating area. The stylish island kitchen is fitted with a wide range of stunning wall and base units that include a variety of integrated appliances such as an oven, microwave, dishwasher, tumble dryer, washing machine, gas hobs, and a one-and-a-half sink. Off the kitchen is a cozy sitting room, which has been formed by the recent garage conversion. This room creates scope to also be used as an office space or playroom if desired.

B.



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Wombourne, Wolverhampton

Head upstairs to find a generous landing and three well-proportioned bedrooms, all benefitting from a fantastic and useful amount of storage space.

Completing the interior is a superb family bathroom that has been half-tiled and re-fitted with a bath with shower attachment and shower screen, WC, and wash hand basin.

The exterior of this home complements the interior tremendously, with a large amount of off-road parking, an established front garden, and a south-facing rear garden presenting a large and level lawn and patio area accessed from the lounge or sitting room, making for a wonderful outside space for hosting friends and family.

We are advised by our client that this property is Freehold, Council Tax Band - C, EPC - E.



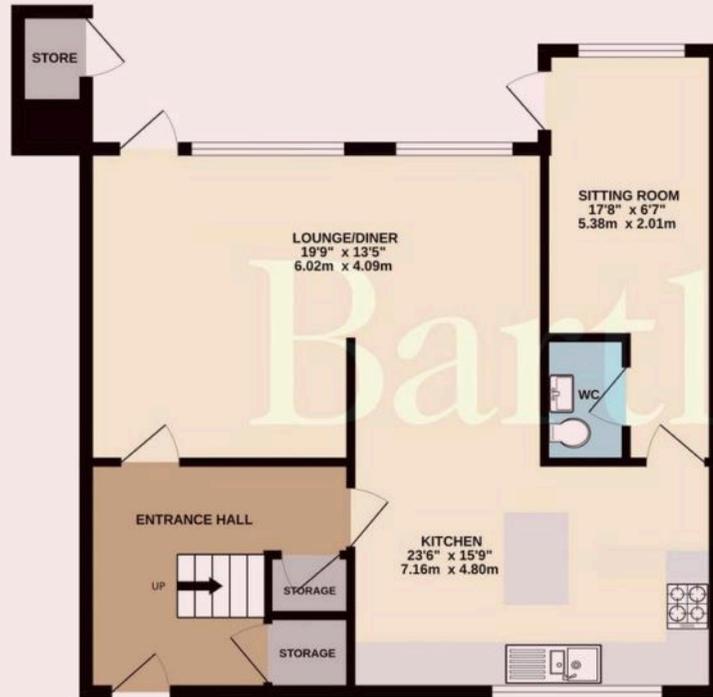
- FULLY RENOVATED TO AN EXTREMELY HIGH STANDARD THROUGHOUT
- FREEHOLD. COUNCIL TAX BAND - C. EPC - E
- FULLY RE-WIRED AND NEW CENTRAL HEATING IN 2023
- STYLISH OPEN-PLAN ISLAND KITCHEN
- CONVENIENTLY LOCATED FOR WOMBOURNE VILLAGE AMENITIES
- BEAUTIFULLY EXTENDED
- OFF ROAD PARKING
- SOUTH-FACING REAR GARDEN

B.





GROUND FLOOR  
677 sq.ft. (62.9 sq.m.) approx.



1ST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 1061 sq.ft. (98.6 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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