

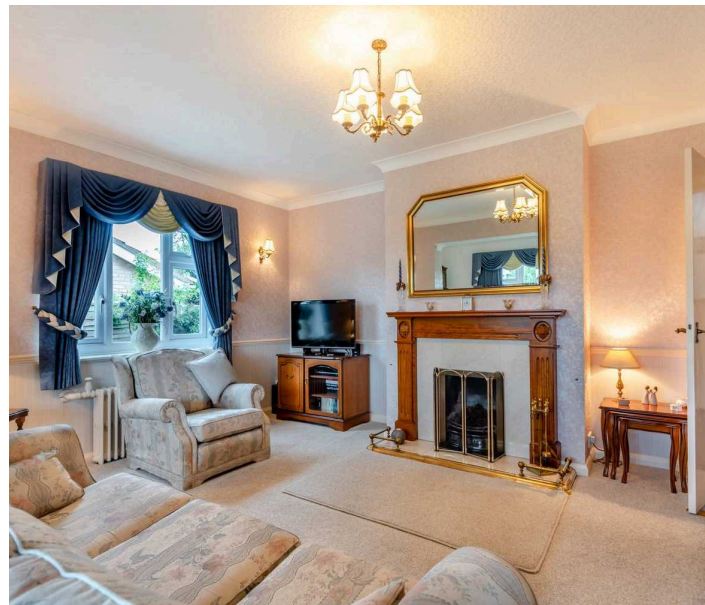


**Bartlams.**

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74 Ounsdale Road, Wombourne - WV5 8BH  
£575,000





## 74 Ounsdale Road

Wombourne, Wolverhampton

**FAMILY HOME OCCUPYING LARGE PLOT** Exceedingly substantial four-bedroom detached family residence occupying a generous plot offering an unlimited amount of potential from all angles of the home, positioned conveniently within walking distance of the picturesque Wombourne village centre and handy for schools of all grades.

Step into this wonderful four-bedroom detached family home through a porch with a convenient WC with wash hand basin, then leading to the entrance hall with under-stair storage, a sitting room with electric fireplace and dual aspect windows allowing for plenty of natural light and flowing nicely into the open-plan style lounge dining room that also benefits from dual aspect windows, an open fire, and a useful dining area, ideal for when hosting guests. At the end of the hall is a stylish kitchen fitted with a wide range of wall and base units that include an integrated oven, ceramic hobs, and space for a dishwasher and fridge. Off the kitchen is a useful pantry storage with plumbing for a washing machine, making for a handy place for larger household appliances. Leading from the kitchen is a large open lobby space with a WC and a utility area, currently being used for another dining area but which has the scope for a multitude of purposes. To complete the ground floor is a large 6m x 7.5m double-width garage benefitting three large double-glazed dual aspect windows, the space to house vehicles if desired but also provides enormous potential to increase the downstairs living space.

B.





## 74 Ounsdale Road

Wombourne, Wolverhampton

Head upstairs to find a family bathroom with a corner spa bath, enclosed walk-in shower, and dual wash hand basins. Adjacent is the separate WC. There are four fantastically proportioned bedrooms, all of which benefit from fitted wardrobe space, and bedrooms one, two, and three all showcase dual aspect windows adding to the exceptional light and character throughout the home.

The exterior of this home is to be truly appreciated, offering an enormous amount of off-road parking with space for a motorhome-type vehicle. The garden wraps from the front, side, and rear of the home with a delightful patio area located at the rear, accessed from the lobby or both sides of the property. The generous lawn area is protected by immaculately maintained hedges and trees adding to the spectacular privacy this home offers. The outside space presents endless potential for those looking to extend from any angle of the house. A viewing is highly recommended to truly appreciate the space and quality of the home that is on offer.



Call our local Wombourne Office to view this spectacular four-bedroom detached family home!

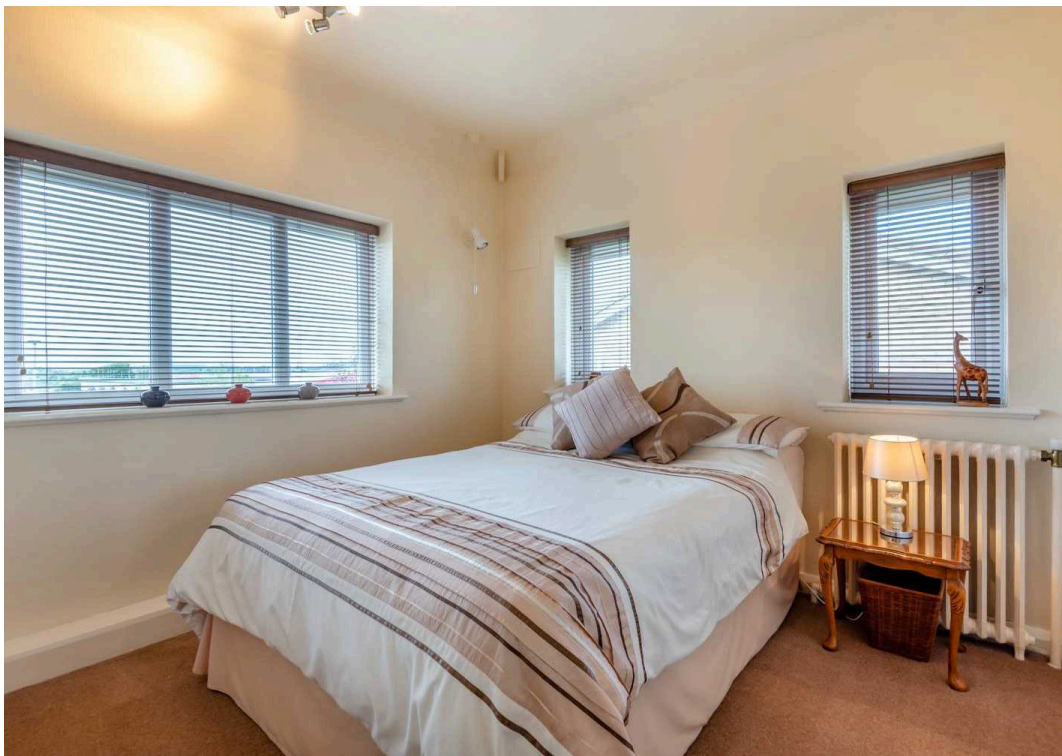
We are advised by our client that this property is Freehold, Council Tax Band - F, EPC - D

B.









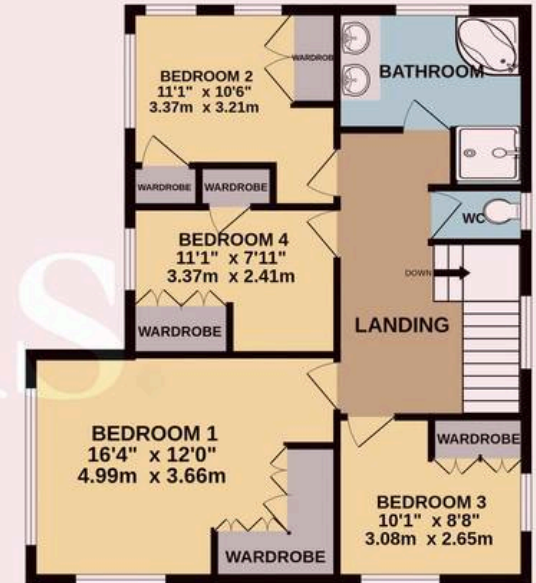
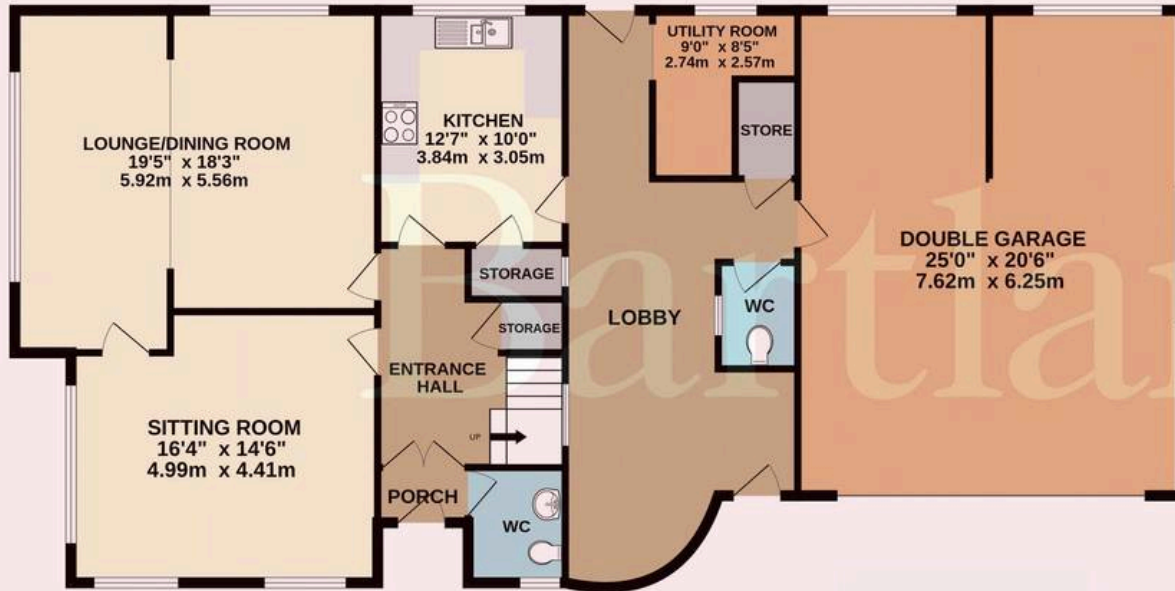






GROUND FLOOR  
1731 sq.ft. (160.8 sq.m.) approx.

1ST FLOOR  
708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA : 2439 sq.ft. (226.6 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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