



Bartlams.

6 Clap Gate Road, Wombourne - WV5 8ED
£599,950



6 Clap Gate Road

Wombourne, Wolverhampton

Bartlams are proud to present this distinguished and beautifully designed five-bedroom modern detached family home in a charming village setting with scenic open views, offering both elegance and practicality. This home has recently undergone significant improvements by the current owner including newly fitted en-suites and bathroom, new LED lights throughout and new guttering and downpipes in white, enhancing the curb appeal even more. Ideally situated within easy reach of local schools and village amenities, this property was constructed by Westbury Homes in 2002. Spread over three spacious floors, the house provides generous living space, perfect for a growing family. Its characterful, vine-covered exterior enhances its appeal, and the home is accessed via a private road off Clap Gate Road. Ample driveway parking is available next to a detached double garage showcasing soffits with underneath download LED lights with WiFi connection.



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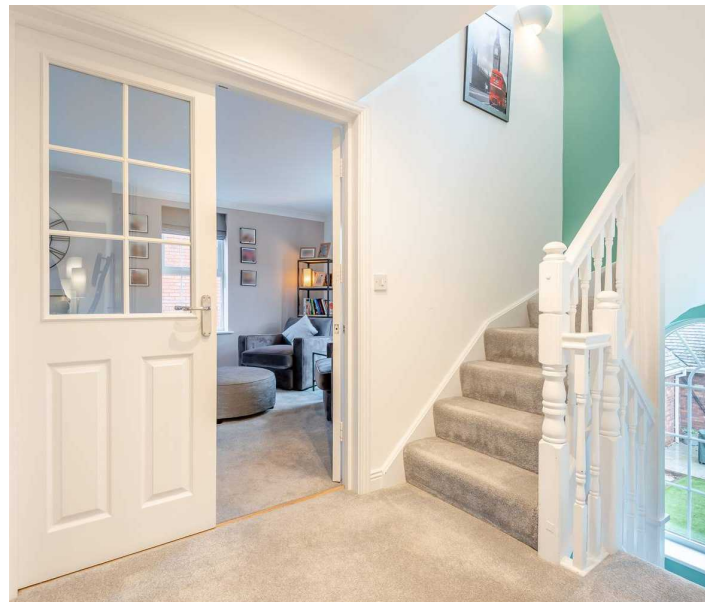


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Step inside this characterful home to uncover its spectacular layout that has been professionally decorated across all three floors including new carpets throughout and laminate flooring spread over the ground floor: a vestibule entrance with double doors into the hall with a convenient guest W.C. and wash hand basin; study with a window to the front elevation and double doors into the lounge; cosy lounge with appealing bi-folding doors out to the rear decking; highly stylish bespoke quartz kitchen designed with space for dining and a wide range of wall and base units, including an integrated fridge freezer, oven and combi-oven, dishwasher, one and a half sink with drainer grooves, gas hobs, and quartz worktops throughout; a handy utility room with a sink with drainer, storage cupboard, and a door to the garden.

First floor: an airy landing with a large window; a spacious living room stretching the full length of the property with a fitted electric fireplace and dual aspect windows creating fantastic natural light in the room; a secondary study, ideal for working from home needs; principal bedroom with a walk-in dressing room with fitted wardrobes and an en-suite shower room with an enclosed shower, W.C., and wash hand basin.



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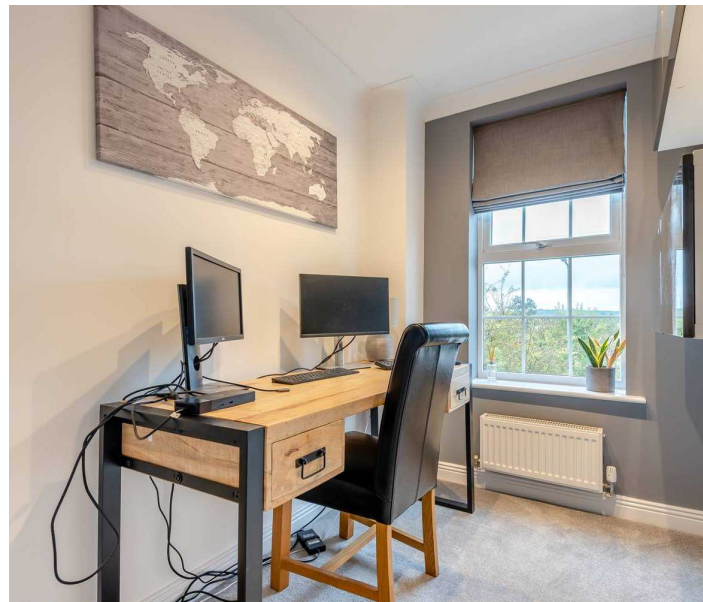
Second floor: a spacious landing with another window overlooking the scenic countryside; the generous second bedroom with built-in wardrobe space and an en-suite shower room with a walk-in shower, W.C., and wash hand basin; three further bedrooms, two of which benefit from built-in wardrobe space. Finalizing the interior is the family bathroom showcasing a bath with shower attachment and screen, W.C., and wash hand basin.

The exterior is to be truly appreciated: A private drive to the left of the property offering ample parking and positioned next to the detached double garage for even more convenience. The garage can also be accessed from the garden. The garden has been completely renovated with a small patio at rear, path to garage, artificial grass, large composite decking and bespoke fencing to both sides - patio lighting added with internal switch

Call our local Wombourne office to view this spectacular detached family home!

We are advised by our client that this property has been fitted with a new Valiant boiler, maintained annually and a new electric switchboard

Freehold, Council Tax Band - F, EPC - C.

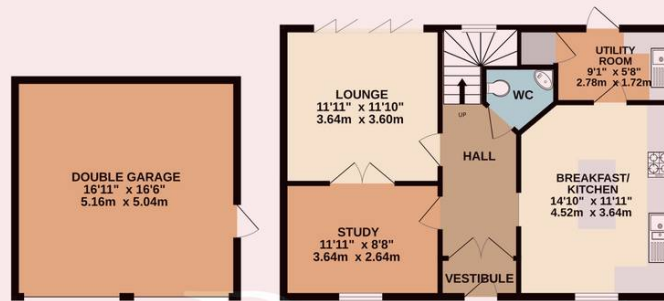


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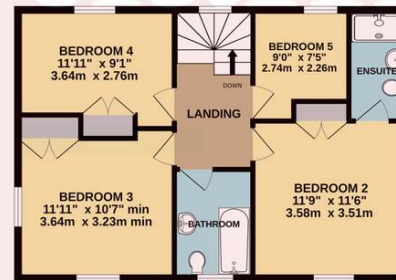
GROUND FLOOR
892 sq.ft. (82.8 sq.m.) approx.



1ST FLOOR
606 sq.ft. (56.3 sq.m.) approx.



2ND FLOOR
612 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 2109 sq.ft. (196.0 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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