



Bartlams.

30 Ladywell Close, Wombourne - WV5 9AH
£525,000

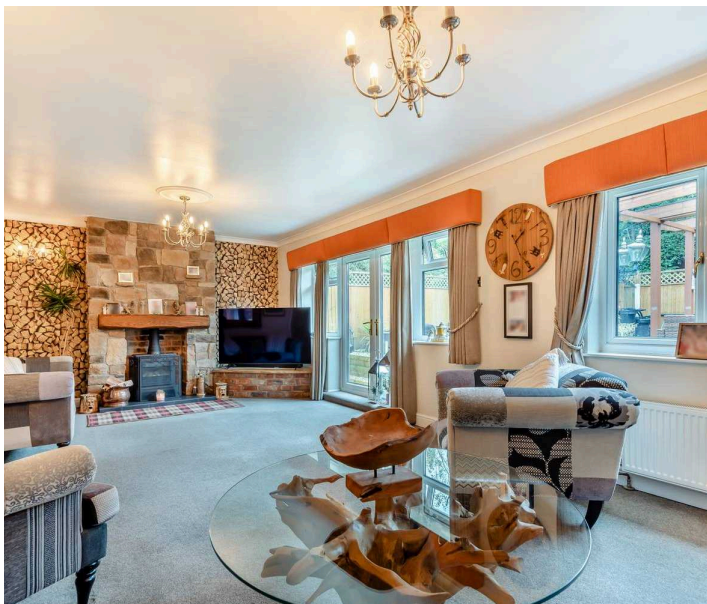


30 Ladywell Close

Wombourne, Wolverhampton

Perfectly positioned in one of the area's most sought-after residential locations, just a short stroll from Bratch Locks and within easy reach of Wombourne Village Centre, this home has been extensively extended, beautifully upgraded, and is presented to an exceptional standard. A large private drive to the front provides ample parking, and a home bar to the rear makes this home fantastic for daily convenience and for hosting friends and family.

Step inside to discover its incredible layout, including: A welcoming entrance hall leading to several rooms; an open-plan living room currently fitted with a gas log burner and French doors to the garden, creating a cozy living space overlooking the garden; a dining room to the front; a highly stylish fitted kitchen benefiting from a wide range of wall and base units, space for a freestanding range cooker, and a one-and-a-half sink with drainer; a handy utility room off the kitchen with matching units and worktops, space for a dishwasher and fridge freezer; a convenient guest W.C. with wash hand basin; the garden room/bar accessed off the utility room, which is an impressive space showcasing a plumbed-in bar area with a sink and drainer, a stable-style door leading to the garden, and plenty of room for seating guests.



B.



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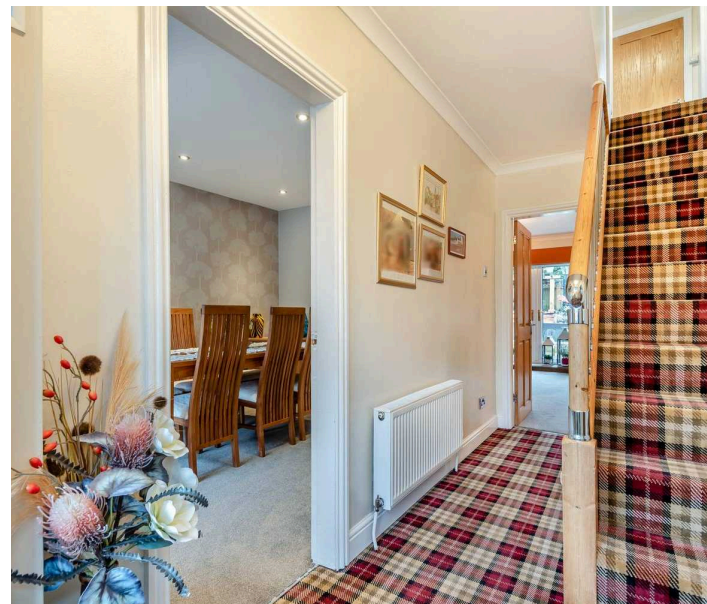
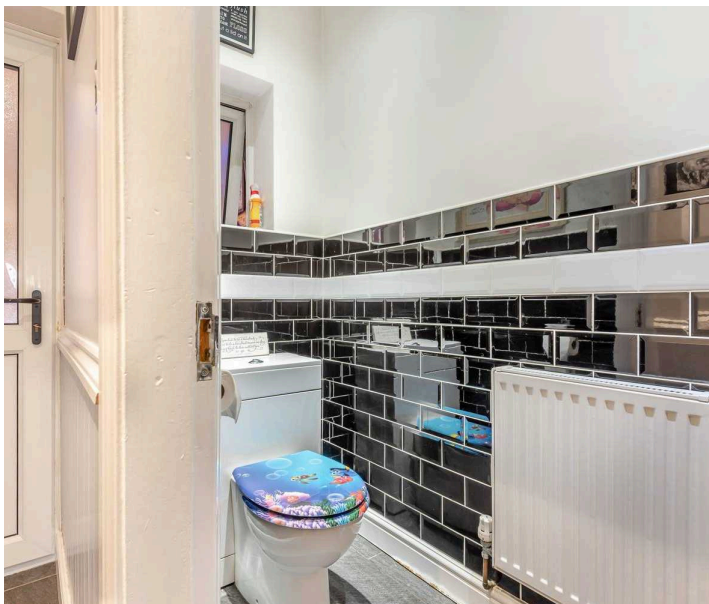
Wombourne, Wolverhampton

The first floor presents: A spacious landing with built-in storage; a principal bedroom benefiting from integrated above-stair storage space; three further generously proportioned bedrooms with plenty of room for wardrobe space; and a substantially large bathroom that anyone would love, featuring a freestanding bathtub, enclosed corner shower, WC, and wash hand basin.

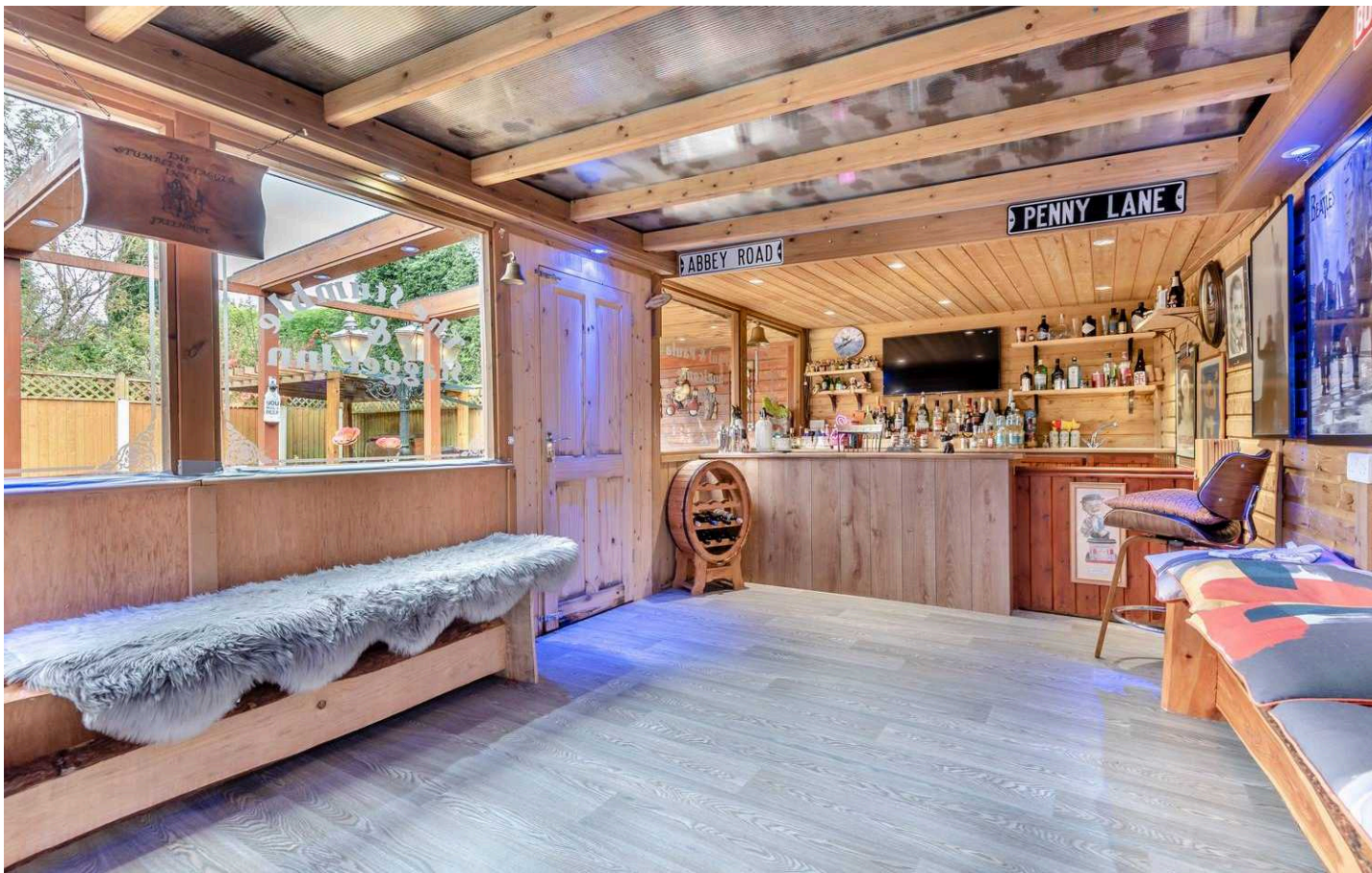
The exterior complements the house tremendously with a large private drive to the front, able to accommodate several vehicles, along with gated side access to the rear and a garage/outbuilding that has its own power supply, showcasing tons of potential to be used as a home office, storage space, and more. The south-westerly facing garden offers a large patio area and a roofed seating area with decking and lighting, creating a delightful setting on a warm summer's day or a cozy evening.

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

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



B.



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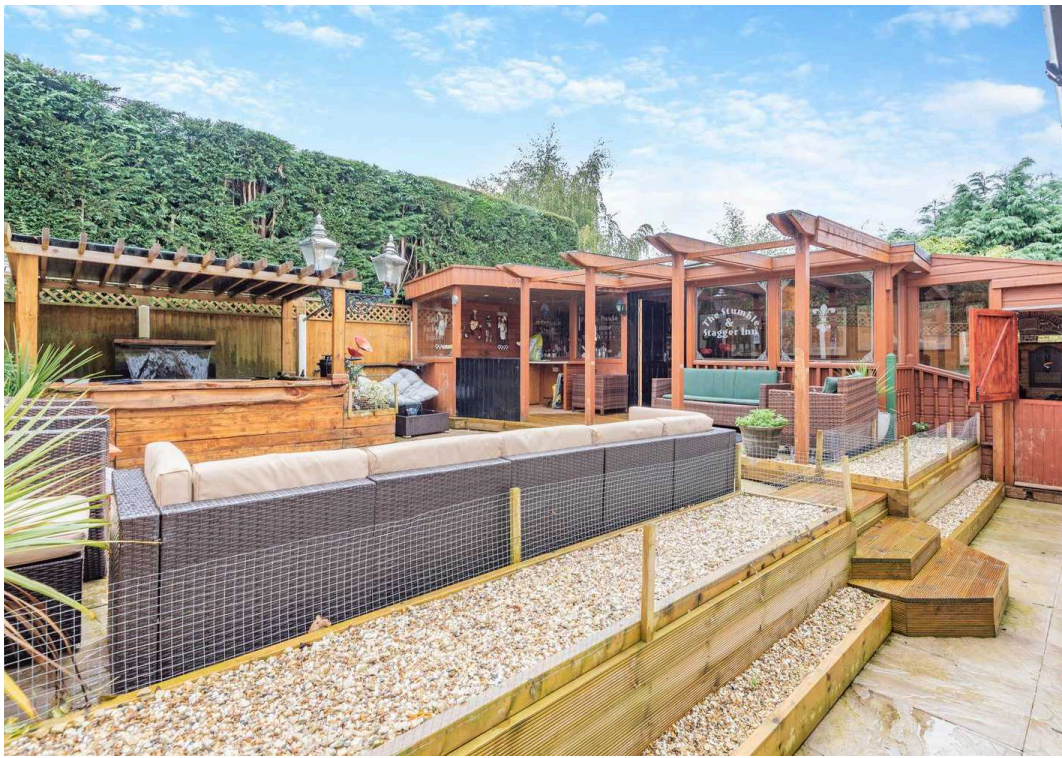
Wombourne, Wolverhampton

- EXTENDED FOUR BEDROOM DETACHED HOME JUST OFF BRATCH LANE
- SOUTH WESTERLY FACING GARDEN
- HIGHLY SOUGHT AFTER CUL-DE-SAC LOCATION
- SUBSTANTIAL AMOUNT OF OFF ROAD PARKING
- GARAGE/OUTBUILDING TO THE FRONT WITH OWN POWER SUPPLY, IDEAL FOR THE USE OF A HOME OFFICE
- AMAZING GARDEN ROOM/BAR TO THE REAR, SUPERB FOR HOSTING GUESTS
- FREEHOLD. COUNCIL TAX BAND - D. EPC - TBC



B.





GROUND FLOOR
1259 sq.ft. (116.9 sq.m.) approx.



TOTAL FLOOR AREA: 1858 sq.ft. (172.6 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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