



**Bartlams.**

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12 Bratch Park, Wombourne - WV5 8DF  
£335,000

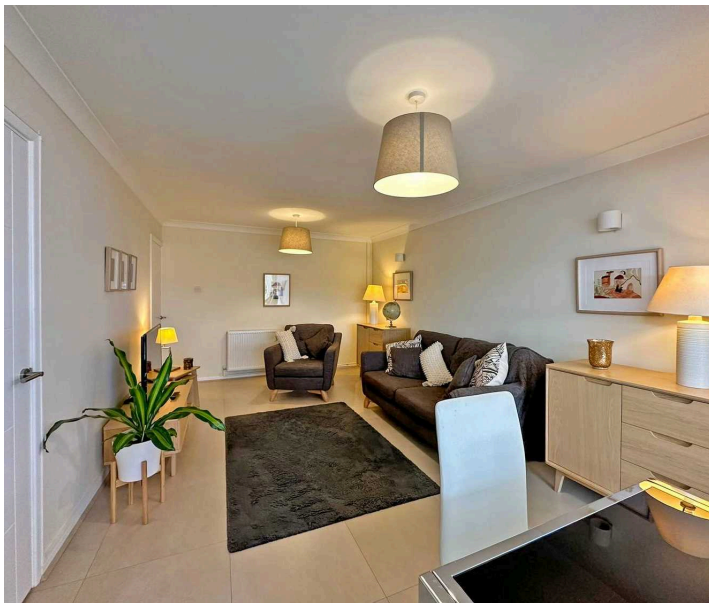


## 12 Bratch Park

Wombourne, Wolverhampton

Well presented and usefully enlarged, this two-bedroom, modern-style detached bungalow occupies a prominent position within Bratch Park, a small development on the pleasant semi-rural fringes of the village, yet still convenient for excellent local facilities, including supermarket shopping. The property has been extended to the rear, offering a fabulous interior living space, and benefits from off-road parking at the front, complete with a carport and a detached garage for added storage convenience.

The interior of this bungalow features: a side entrance hall leading to several rooms; an airy and light living room, extended to the rear with bi-folding doors and a Velux window that allows an abundance of light into the room. There is also a gas point and flue available to re-install a fireplace if desired. The stylishly fitted kitchen includes a range of wall and base units and integrated appliances such as an oven, washing machine, fridge, and gas hobs. Two well-proportioned bedrooms are situated at the front of the property, offering plenty of storage space. The fitted shower room showcases an enclosed corner shower, WC, and wash hand basin.



B.



## 12 Bratch Park

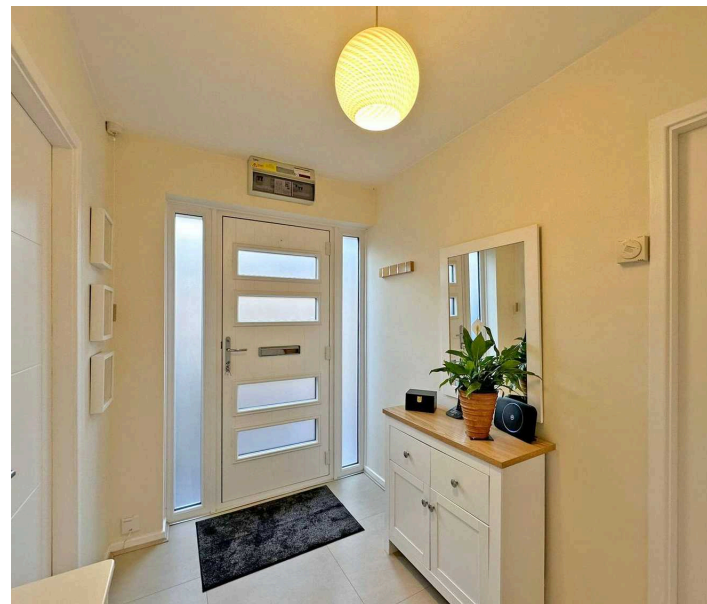
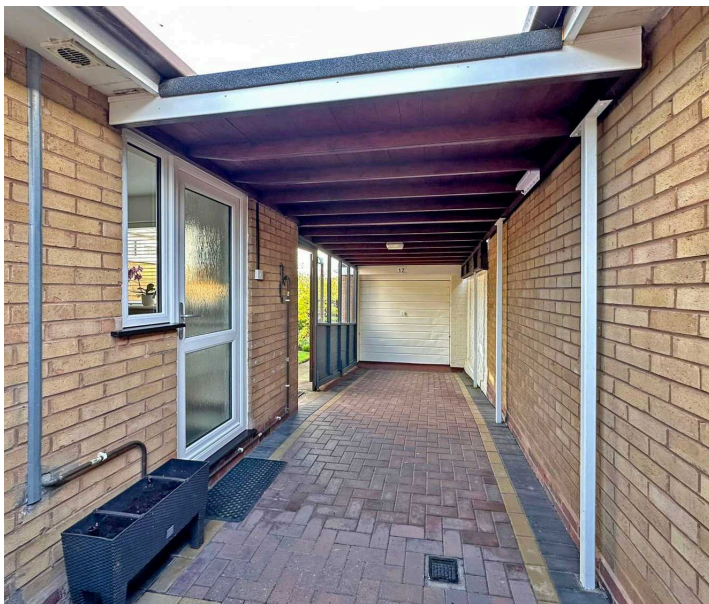
Wombourne, Wolverhampton

The exterior complements the home, with a private drive at the front providing plentiful off-road parking, and a flower bed enhancing curb appeal. A gated side entrance leads to the carport, and a detached garage at the rear provides extra storage space. The low-maintenance rear garden features a lawn, patio, and gravel areas, made quaint and private with shrubs and hedges surrounding the outdoor space.

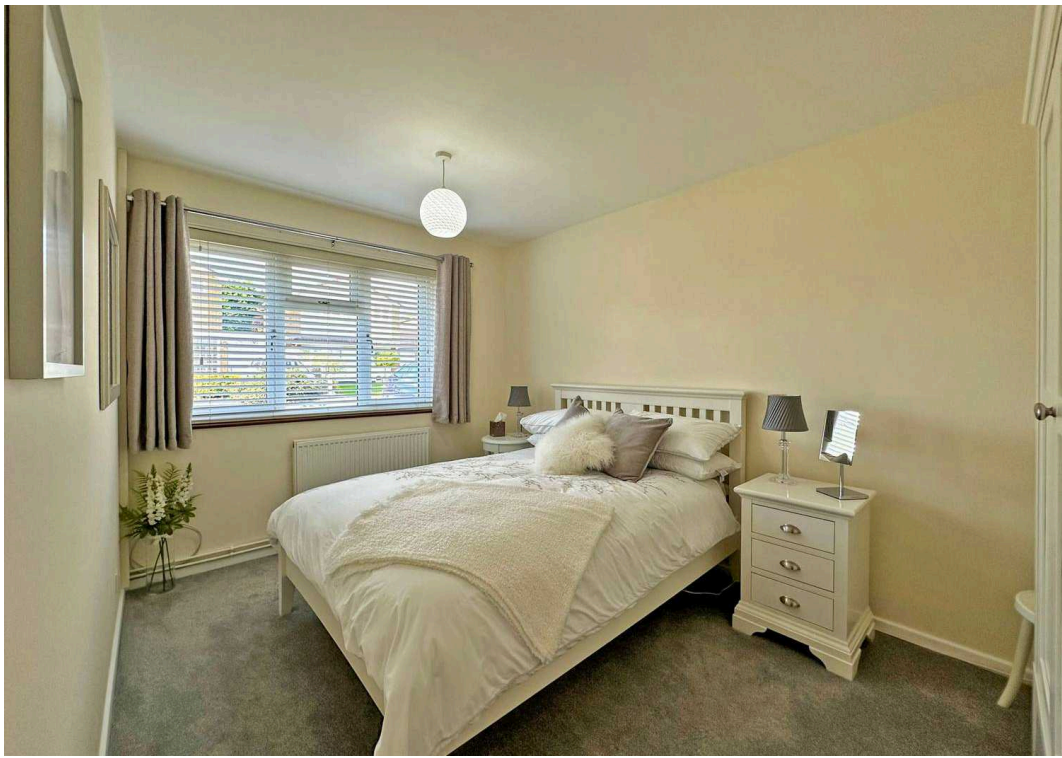
Call our local Wombourne office to view this beautifully designed detached bungalow!

Bratch Park comes with a Worcester boiler gas-fired central heating system.

- TWO-BEDROOM DETACHED BUNGALOW
- OFF-ROAD PARKING
- CARPORT AND DETACHED GARAGE
- EXTENDED AT THE REAR WITH BI-FOLDING DOORS, ELECTRIC UNDER-FLOOR HEATING AND VELUX WINDOW
- WORCESTER BOILER GAS-FIRED CENTRAL HEATING
- SOUTH FACING GARDEN
- HIGHLY POPULAR CUL-DE-SAC POSITION
- FREEHOLD. COUNCIL TAX - D. EPC - C

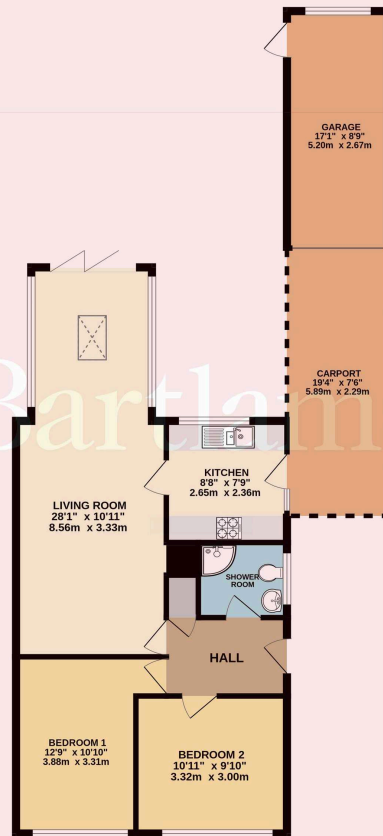


B.





GROUND FLOOR  
946 sq.ft. (87.9 sq.m.) approx.



TOTAL FLOOR AREA : 946 sq.ft. (87.9 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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