



**Bartlams.**

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10 Sytch Lane, Wombourne - WV5 0NF  
£325,000



## 10 Sytch Lane

Wombourne, Wolverhampton

A well-positioned, extended three-bedroom semi-detached home situated on a highly popular address just off Common Road near all essential amenities in Wombourne and ideal for local schooling of all ages. Upon entering the property, you are greeted by a side entrance hall that includes a convenient guest WC with a sink, as well as internal access to the garage. The ground floor boasts an open-plan living room featuring a fitted log burner, creating a cozy atmosphere, and seamlessly connects to the dining area. The dining space provides sliding doors that open onto the rear garden, offering a lovely setting for entertaining. At the front of the property, the stylish kitchen is well-appointed with space for a fridge freezer, a freestanding range cooker, a dishwasher, and a washing machine.

Ascending to the first floor, the landing area features built-in storage and provides access to three generously sized bedrooms. The principal bedroom spans the full width of the property, offering ample space, while the two additional bedrooms are well-proportioned and versatile. The family bathroom completes the first floor and is equipped with a bath featuring a shower attachment, a WC, and a wash hand basin.

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Externally, the property benefits from extensive off-road parking at the front, leading to the entrance and an attached garage with an electric roller shutter door. Side access guides you to the rear garden, which features a patio area and a spacious lawn, creating a fantastic outdoor space ideal for relaxing and entertaining.

Get in touch with our local Wombourne Office to view this delightful home!

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

- STYLISHLY PRESENTED THROUGHOUT
- TASTEFUL FAMILY ROOM WITH FITTED LOG BURNER AND DINING AREA
- DOWNSTAIRS WC
- OFF ROAD PARKING
- GARAGE
- THREE BEDROOM SEMI-DETACHED HOME ON HIGHLY SOUGHT AFTER ADDRESS
- CONVENIENT FOR VILLAGE CENTRE AMENITIES
- FREEHOLD. COUNCIL TAX BAND - C. EPC - TBC



B.







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