



Bartlams.

112 Station Road, Wombourne - WV5 9EN
£399,950



112 Station Road

Wombourne, Wolverhampton

Bartlams are pleased to present this beautifully maintained three-bedroom semi-detached home, ideally positioned on a sought-after road on the fringe of Wombourne, offering easy access to village centre amenities, local schooling, and scenic countryside.

Step through the porch into a welcoming entrance hall, complete with a large under-stair storage area — perfect for a tumble dryer or additional storage — and a convenient ground floor WC with wash hand basin. To the front of the property sits a charming dining room, featuring a bay window and a gas fireplace, while to the rear, the home has been extended to create a spacious living room with another gas fireplace and bi-folding doors opening directly onto the garden.

The stylish kitchen is thoughtfully fitted with a range of wall and base units, under-cupboard lighting, and a host of quality integrated appliances including a Neff oven and combi oven, fridge freezer, washing machine, dishwasher, five-ring gas hob, and a sink with drainer.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom overlooks the rear garden and benefits from a generous range of Sharps fitted wardrobes, while the two further bedrooms to the front each provide excellent storage, with the third bedroom offering additional built-in wardrobes. A well-appointed family bathroom completes the interior, featuring a bath with shower attachment, WC, and wash hand basin.

B.



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Outside, the property is approached via a large private driveway providing off-road parking for several vehicles, with gated side access leading to the rear. The rear garden is a true highlight — boasting a spacious patio area and several neatly maintained lawn sections, leading to a stunning summer house equipped with a log burner and bar area, perfect for entertaining. A detached garage and additional space for sheds complete this impressive outdoor setting, making it ideal for families and those who love to enjoy their garden.

A fantastic opportunity to acquire a beautifully presented home with superb outdoor space in one of Wombourne's most desirable locations. Contact our Wombourne office today to arrange your viewing.

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

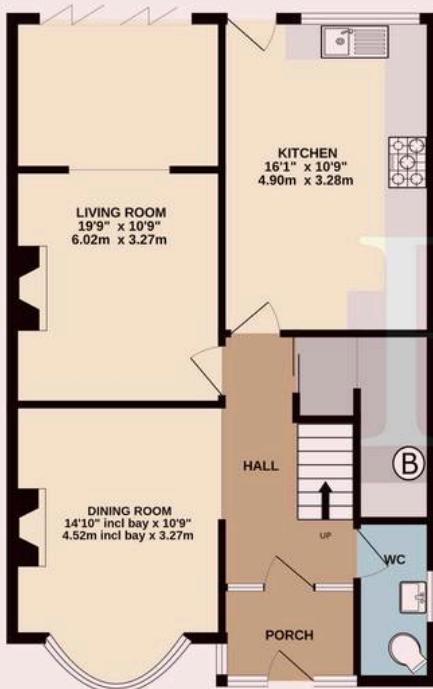
As part of our legal obligations as an estate agent, we are required to carry out anti-money laundering (AML) checks on all purchasers. To ensure this process is handled efficiently and in compliance with regulations, we outsource these checks to a trusted third-party provider. There is a small non-refundable fee of £60 for this service, payable at the point of verification.

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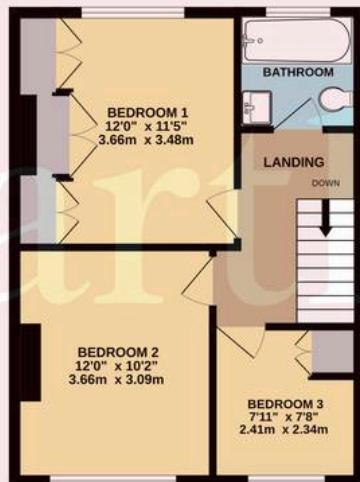




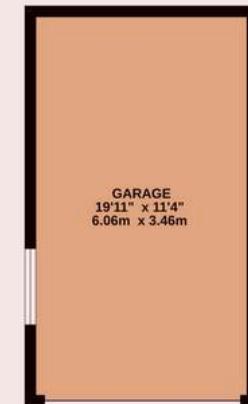
GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



OUTBUILDINGS
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA: 1647 sq.ft. (153.0 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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Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

DISCLOSURE: As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

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