



Bartlams.

4 Woodford Way, Wombourne - WV5 8HB

Offers in Region of £580,000



4 Woodford Way

Wombourne, Wolverhampton

Situated in a highly popular location convenient for nearby Sainsbury's and Lidl supermarkets, this heavily extended four-bedroom detached home offers spacious and versatile accommodation throughout. Benefiting from a large private driveway and double garage, the property is ideal for growing families seeking both space and practicality.

Entering into a large entrance hall, there is access to several principal rooms along with a convenient WC and wash hand basin and useful built-in storage. To the front of the property is a practical boot room, while to the rear is the main living room, a generous space featuring room for a log burner and windows to both the front and rear, along with sliding doors leading through to the dining room.

The dining room flows openly into the kitchen, creating a sociable layout, and also benefits from sliding doors into the conservatory. The kitchen is arranged in an L-shape and is fitted with a range of wall and base units, complemented by granite worktops and a central island. There is space for a Range-style cooker, a one-and-a-half sink with drainer, an integrated wine cooler and further integrated appliances. A utility area within the kitchen provides additional storage, a second sink and space for a washing machine, along with a door leading out to the garden. To the rear of the property is the conservatory, a bright and relaxing space with double doors opening onto the garden. Also off the hallway is a useful office, ideal for home working.



B.



Upstairs, there are four well-proportioned bedrooms. The principal bedroom forms part of the first-floor extension and is a particularly impressive space, benefiting from a dressing area, walk-in wardrobe and an ensuite shower room fitted with a walk-in shower, WC and wash hand basin. The landing is spacious and open in feel, providing access to the remaining bedrooms. Bedroom two is positioned to the front and offers ample space for storage, while bedrooms three and four are located to the rear overlooking the garden and also provide space for storage. The family bathroom is fitted with a P-shaped bath with shower over, WC and wash hand basin.

Externally, the property benefits from a large private driveway to the front providing parking for multiple vehicles and access to a double garage fitted with an electric door. The garage also includes a sink with drainer and can be accessed internally from the boot room. There is side access leading through to the rear garden. The rear garden features a generous patio seating area along with a spacious lawn bordered by flower beds, creating an excellent outdoor space for families and those with an interest in gardening.

The property benefits from solar panels with feed in tariff, a great addition for lower energy costs.

The property is Freehold, Council Tax Band - F and EPC - TBC.

- Heavily extended detached family home.
- Four well proportioned bedrooms.
- Family bathroom, en-suite and downstairs WC.
- Solar panels with feed in tariff.
- Large conservatory to the rear.

B.







Woodford Way

Approximate Gross Internal Area

Ground Floor = 130.2 sq m / 1401 sq ft

First Floor = 85.5 sq m / 920 sq ft

Total = 215.7 sq m / 2321 sq ft

(Including Garage / Excluding External Store)



Illustration for identification purposes only, measurements are approximate, not to scale.

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