



**WITHYMERE LODGE
STOURBRIDGE ROAD, WOMBOURNE
SOUTH STAFFORDSHIRE WV5 9BN**

BARTLAM'S

ESTATE AGENTS • VALUERS • SURVEYORS

Withymere Lodge

Stourbridge Road, Wombourne

South Staffordshire WV5 9BN

Outstanding, individually designed newly built 3 Bedroom, 2 Bathroom Detached Bungalow residence occupying a delightfully unique position on the outskirts of Wombourne village adjacent to farmland yet conveniently placed for access to local facilities and amenities.

Built in the grounds of Withermore House, the property offers a stylishly presented interior utilising good quality appointments and features: Lofty 18ft x 13ft Dining Kitchen with a superb range of fitted units and integrated appliances; 18ft Living Room with 'Oak' flooring, wood burning stove and wide bi-fold patio doors to garden; Inner Hall leading to Master Bedroom with luxurious En-Suite Shower Room; 2 further Bedrooms; House Bathroom with white suite including 'P' shaped bath and shower over. Gas fired underfloor central heating and uPVC double glazing are installed.

There is a spacious Garage (approx 20ft x 10ft) to the side with Utility Area accessed by a wide paved driveway to the front.

The bungalow stands in landscaped lawned gardens mainly to the front and side and the property can briefly be described as follows: (All measurements are approximate)

OFFERS AROUND: £339,950

Dining Kitchen: 18'3" x 13'10" (5.58m x 4.23m)

a lofty room having a range of cream gloss fronted units comprising floor based cupboard and drawer units, work tops over, pan drawers, inset 1½ bowl single drainer sink unit and wall cabinets. Integrated Belling double oven and microwave, 5 ring gas hob with stainless steel canopy hood over, dishwasher and fridge/freezer. Part-tiled walls, ceramic tiled floor, Velux sky lights, uPVC double glazed window and wall mounted T.V. point.

Delightful Lounge: 18'3" x 12'0" (5.58m x 3.68m)

having uPVC double glazed windows, wide bi-folding patio doors to decking area, oak flooring, log burner on marble hearth and inset ceiling halogens.

Inner Hall:

having ceramic tiled floor, walk-in Airing Cupboard with large hot water cylinder.



Bathroom:

having a white suite comprising 'P' shaped bath with shower over and curved glazed side panel, wash hand basin and low flush W.C. Chrome heated towel rail, ceramic floor and wall tiling.

Bedroom 1: 13'0" x 11'8" (3/98m x 3.57m)

having uPVC double glazed window and inset ceiling halogen lighting. **En-Suite Shower Room:**

having a white suite comprising low flush W.C. and wash hand basin, quadrant glazed shower cubicle, ceramic tiled wall and floor tiling and inset ceiling halogen lighting. Fitted carpet.

Bedroom 2: 13'1" x 8'8" (4.01m x 2.65m)

having uPVC double glazed window and inset ceiling halogen lighting. Fitted carpet.

Bedroom 3/ Study: 9'3" x 8'3" (2.84m x 2.53m)

having access to loft, uPVC double glazed window and oak flooring.

OUTSIDE:

Garage: 19'9" x 9'11" (6.04m x 3.02m)

having uPVC double glazed window and rear door, wall mounted gas combination boiler power and light points and space and plumbing for washing machine.

Services:

All mains services are available. An alarm system is installed. Outside security lighting fitted.

Council Tax:

Band: TO BE ASSESSED

Viewing:

By prior appointment with the Agents at Wombourne Office.

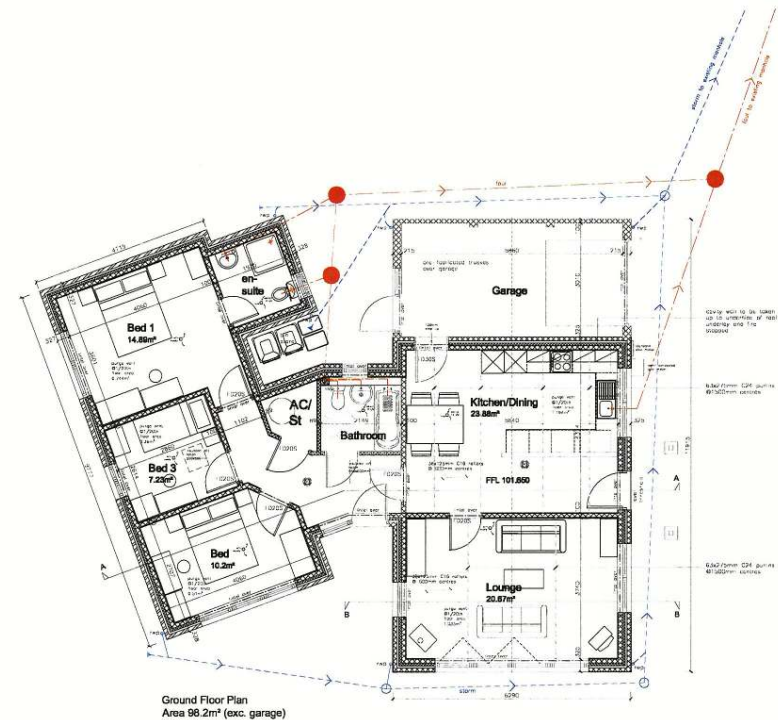
NHBC: The property will have the benefit of a 10 year warranty.

FIXTURES AND FITTINGS: Items of fixtures and fittings not mentioned in these sales particulars are either excluded from the sale or may be available by separate negotiation. Please make enquiries with either the vendor or agents in this regard.

PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

MORTGAGE ADVICE: Choosing a mortgage may be your most important financial commitment. Mortgages, Protection and Associates are registered as Independent Mortgage Advisers and offer independent, impartial and professional advice. Please speak with the Mortgage Consultant based at this office. Mortgages, Protection and Associates are members of Sesame Ltd, who are regulated by the Financial Services Authority. Written details are available on request You can choose how the Mortgage Consultant Company is paid: pay a fee, usually £500 or they can accept commission from the lender.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

