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Appletree Close

Wombourne, WV5 0NU

Offers Over £260,000

2 1 1 B

Kitchen/Lounge Area 25' 4" x 13' 3" (7.72m x 4.04m)
The lounge benefits from natural light through the rear French doors, which open onto the garden. The kitchen is fitted with modern cabinets and integrated appliances, including a gas hob with an extractor hood, and provides ample storage and worktop space. A dining area is conveniently positioned adjacent to the kitchen, creating a comfortable space for meals and socialising. The neutral decor and wood-effect flooring enhance the airy feel of the room, making it a welcoming space to relax or entertain.

W.C.
The ground floor WC is compact yet practical, featuring modern white sanitary ware and half-height tiling in a classic subway style. It benefits from a clean and simple design, with a wall-mounted mirror and a shelf above the toilet for added convenience. This guest cloakroom is tucked away beside the hall for easy access.

Bedroom 1 13' 1" x 9' 2" (3.99m x 2.79m)
Bedroom 1 is a bright and comfortable double room. It features fitted wardrobes, providing excellent storage while maximising space. The room is softly carpeted and has a window overlooking the front of the property, allowing in natural light. Neutral decor throughout creates a peaceful atmosphere ideal for rest and relaxation.

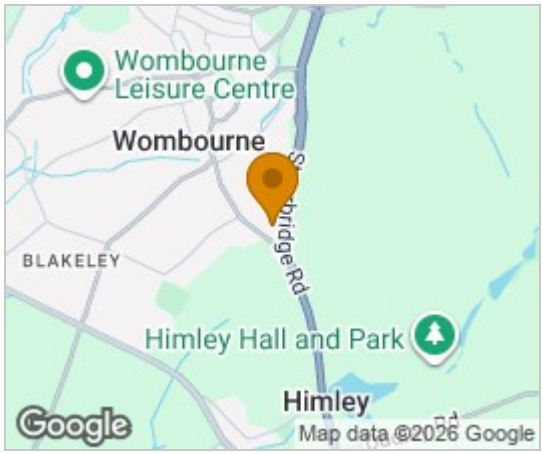
Bedroom 2 13' 1" x 8' 9" (3.99m x 2.67m)
Bedroom 2 is a similarly sized double room. It is neutrally decorated with carpeted flooring and a large window that looks out over the rear garden, allowing for plenty of natural daylight. The room offers a flexible space suitable for a second double bedroom, guest room, or office, and benefits from built-in storage in the form of a cupboard accessed from the landing.

Bathroom 6' 9" x 6' 3" (2.06m x 1.91m)
The bathroom is modern and well-presented, featuring a white suite with a bath and overhead shower, a pedestal sink, and a close-coupled toilet. The walls around the bath are finished with large neutral-tone tiles, while the remaining walls are painted white to keep the room feeling fresh and bright. A mirror and recessed lighting complete the practical yet stylish space.

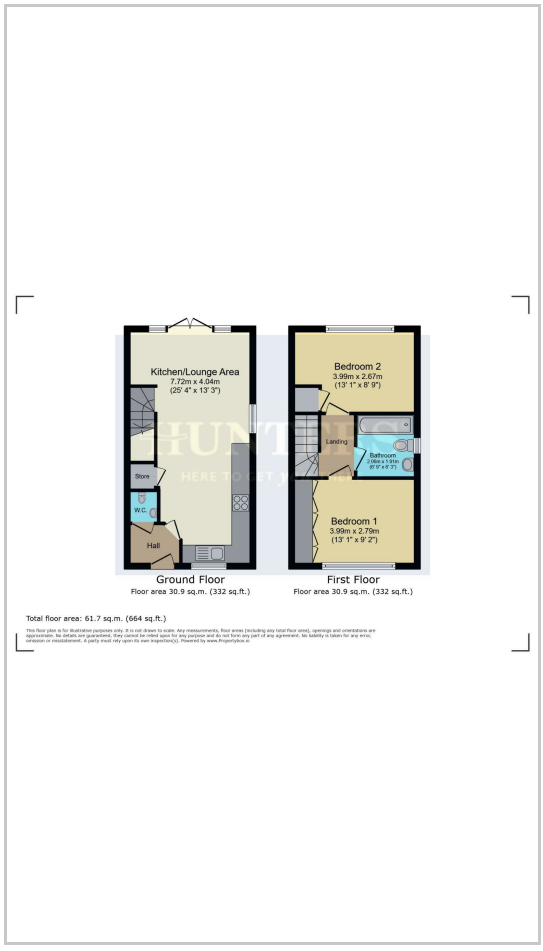
Hall
The hall provides a welcoming entrance into the property, with a door leading to the open-plan kitchen/lounge space and a staircase leading to the first floor. There is also a useful storage cupboard and access to a downstairs WC, all finished in neutral tones with light flooring that continues throughout the ground floor, creating a bright and airy feel.

Rear Garden
The rear garden is a private outdoor space enclosed by dark painted fencing, featuring a paved patio area ideal for seating and al fresco dining. Beyond the patio lies a neatly maintained artificial lawn, creating a low-maintenance green space. The garden is well enclosed with a gate providing access to the rear, and there is a storage shed for garden tools or outdoor equipment.

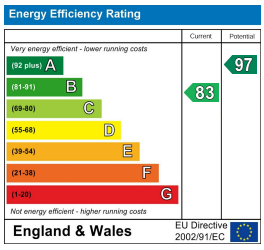
Area Map

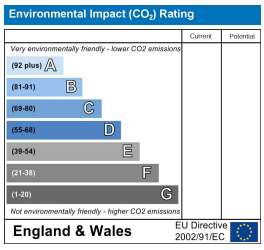


Floor Plans



Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
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