

# PTN Estates

Residential Sales & Lettings



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1 Bramber

£480,000

Located in the charming area of Wombourne, Wolverhampton, this impressive semi-detached house on Bramber Drive offers a perfect blend of space and comfort. Spanning an expansive 2,056 square feet, this extended property is ideal for families seeking a versatile living environment.

Upon entering, you are greeted by a welcoming entrance hall that leads to two well-appointed reception rooms, providing ample space for relaxation and entertaining. The lounge is a delightful area to unwind, while the refitted kitchen is both modern and functional, perfect for culinary enthusiasts. Adjacent to the kitchen, the conservatory invites natural light, creating a warm and inviting atmosphere.

The first floor boasts four generously sized double bedrooms, ensuring that everyone has their own private space. A study is also available, offering a quiet nook for work or study. The family bathroom and a separate WC cater to the needs of a busy household.

A unique feature of this property is the second staircase that leads to a self-contained annex. This area includes an open-plan lounge and bedroom, complete with an ensuite shower room and its own front door, making it an excellent option for guests or as a private living space for older children and elderly relatives.

Outside, the delightful rear garden is thoughtfully divided into two areas, providing both a tranquil retreat and space for outdoor activities. To the front, you will find a garage, carport, and a large driveway, ensuring ample parking for residents and visitors alike.

This semi-detached house on Bramber Drive is a rare find, combining spacious living with the convenience of modern amenities in a sought-after location. It is a perfect opportunity for those looking to create a loving family home.

**Entrance Hall 1.8 x 2.8**

Complete with wall lights, gas central heated radiator, wooden flooring and obscure glass glazed UPVC door and side panel to side elevation

**Reception Hall / Dining area 4.6 x 4**

Complete with ceiling light point, UPVC obscure window to rear elevation, stairs rising to 1st floor landing, storage cupboard and doors leading to kitchen and lounge

**Lounge 3.2 x 6.7**

Complete with two large UPVC double glazed windows to front and side elevation, ceiling light point, insert gas fire with hearth and surround and double gas central heated radiator

**Kitchen 4.6 x 3**

Beautifully Re-fitted kitchen complete with wall and floor units, wooden worksurfaces and splash back, gas central heated radiator, UPVC double glazed window to rear elevation, inset spotlights and ceiling light point in the dining area, two single oven and grill units, gas hob and chimney extractor

**Conservatory 2.3 x 4.6**

Complete with UPVC double glazed French doors to rear garden, wall lights and double gas central heated radiator

**Utility 3.5 x 1.8**

Complete with plumbing for automatic washing machine, sink and drainer, ceiling light point, wall and floor unit, roll edge worktops. Please note this room can be utilised as a separate kitchen for the annex area with the addition of an additional door

**Landing**

Complete with storage cupboard and access to all bedrooms and the annex area

**Bedroom 1 3.4 x 3.7**

Complete with UPVC double glazed window to front elevation, ceiling light point, fitted wardrobes and gas central heated radiator

**Bedroom 2 3.6 x 2.8**

Complete with UPVC double glazed window to rear elevation, gas central heated radiator, ceiling light and storage cupboard

**Bedroom 3 3.4 x 2.2**

Complete with insert Spotlights, UPVC double glazed window to front elevation and gas central heated radiator

**Bedroom 4 3.4 x 3.2**

Complete with ceiling light point, UPVC double glazed window to front elevation and gas central heated radiator

**Family Bathroom 2.2 x 2.5**

Complete with panelled in bath, countertop sink set in vanity unit enclosed low flush WC, and shower cubicle with rainfall shower and separate hand shower unit benefitting from obscure UPVC double glazed window to rear elevation and heated towel rail

**Study 1.5 x 1.9**

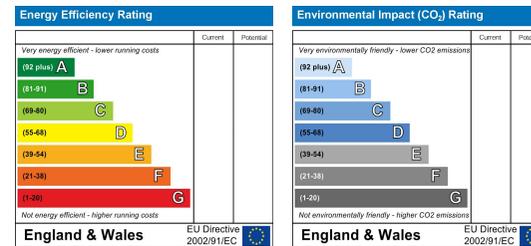
Complete with obscure UPVC double glazed window to side elevation, gas central heated radiator and ceiling light point

**W.C 0.8 x 2**

Complete with ceiling light point, low flush WC, wall mounted handbasin and obscure UPVC double glazed window to rear elevation

**Open plan lounge and bedroom 5 3.2 x 5.6**

Located in a side annex this fantastic space benefits from its own UPVC front door and porch and is also accessed via the first floor landing. An additional door could also be added to allow access to the utility space which could double as a separate kitchen. This large living space is complete with ceiling light point and wall lights, double gas central heated radiator, UPVC bay style window to side elevation, and a UPVC double glazed window to the front elevation



**Accuracy of Brochures**

PTN Estates understands that these sales particulars have been prepared in accordance with the Property Misdescriptions Act 1991. However, please be advised we may not have obtained vendor approval and therefore any fixtures and fittings listed within these sales particulars may not be included in the sale. We would therefore advise any purchaser to refer to the fixtures and fittings form provided by their solicitor and would suggest any queries are raised with their solicitor prior to an exchange of contracts.

**Services/Disclaimer**

Please note that it is not company policy to test any services or appliances offered for sale and these should be verified by the purchasers. These details do not constitute any part of any offer or contract. All measurements and floorplans are approximate and for guidance purposes only. No responsibility is taken for any errors, omissions or misstatements. In addition, no statement in these details is to be relied upon as representations of fact and the purchaser should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained in these details.

**Transparency**

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