



4 Rosebay Grove

| WV5 8LE | Offers In The Region Of £335,000

ROYSTON
& LUND

- Four Bedroom Detached
- Connecting Dining Room
- Ground Floor WC
- South-West Facing Garden
- EPC Rating - D
- Living Room Fireplace/Bay Window
- Fitted Wardrobes
- Conservatory
- Attached Garage
- Council Tax Band - D





Welcome to this beautifully presented four-bedroom detached property, offering generous living space and a thoughtful layout ideal for family life.

The sizable living room features a charming fireplace and a classic bay window, filling the space with natural light. Flowing seamlessly from the living room is the dining room, perfect for family meals or entertaining guests. Beyond, the rear conservatory provides a lovely additional sitting area, overlooking the garden, allowing more natural light to flow through.

Adjacent to the dining room, the well-appointed kitchen boasts a generous range of cabinetry, offering ample storage and workspace. An elegant archway in the middle adds a touch of character and flow between kitchen zones. A sidedoor from the kitchen leads directly to the rear garden, which features a combination of slabbed patio and turf, framed by mature conifers for added privacy. The ground floor also includes a convenient WC.

Upstairs, the home offers four bedrooms, one of which benefits from fitted wardrobes, maximizing storage space. A family bathroom serves the first floor, complete with both a separate bath and shower.

Outside, the property continues to impress with a spacious driveway providing off-road parking for multiple vehicles and an attached garage offering further storage or secure parking.

This home combines comfort, functionality, and curb appeal, making it a superb choice for families or those needing extra space both inside and out.

This home is ideally located close to everyday essentials. There are supermarkets like Sainsbury's and Lidl just a short walk away, along with pharmacies and local shops. Families will find well-rated schools nearby, including St Bernadette's and Wombourne High School. Public transport is easy to access, with local bus stops close by and Coseley train station around 15 minutes away by car. Leisure facilities include Wombourne Leisure Centre and scenic walking spots like the Wom Brook and Bratch Locks.



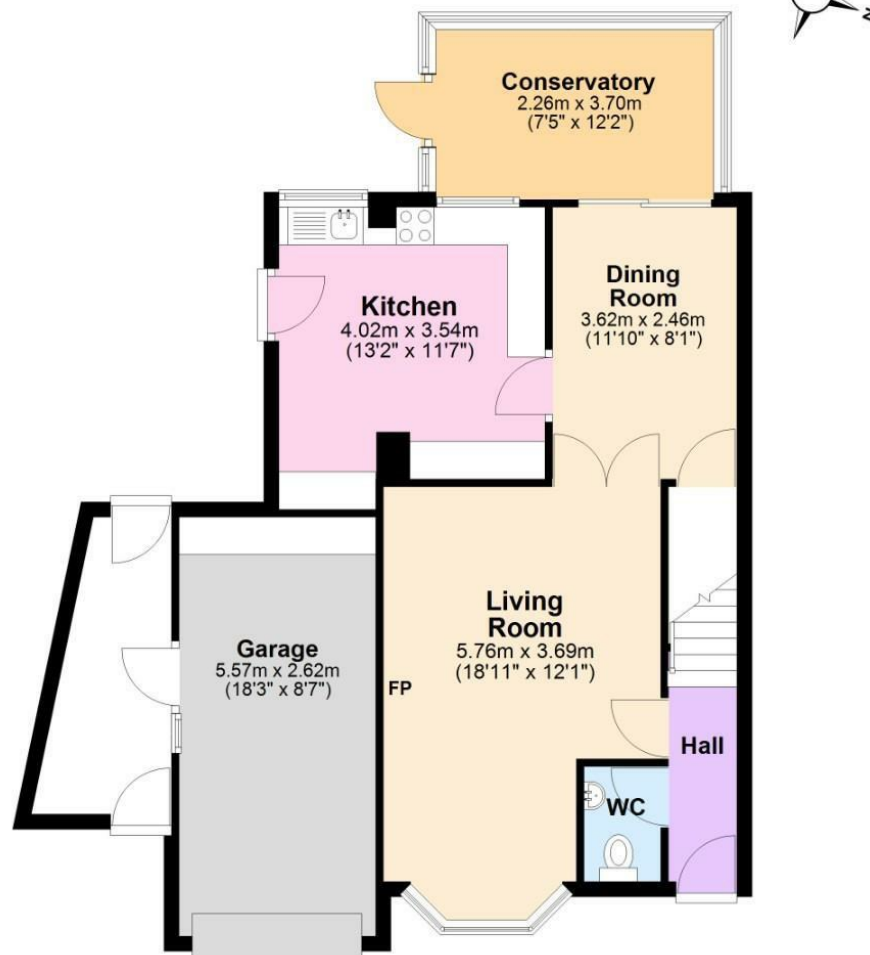
EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	65	72
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) 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		

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Ground Floor

Approx. 78.1 sq. metres (841.1 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.3 sq. feet)



Total area: approx. 120.4 sq. metres (1295.4 sq. feet)

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