



Bartlams.

11 Redcliffe Drive, Wombourne - WV5 0JE
£495,000



11 Redcliffe Drive

Wombourne, Wolverhampton

****SUPERB FAMILY HOME**** Bartlams are proud to present a pleasantly tucked away family home at the end of an established cul-de-sac position off Rookery Road, a considerably enlarged modern style four bedroom detached family residence with the added advantage of a family bathroom and two en-suites, immaculate private garden to the rear, a sizeable double garage and parking for a number of vehicles.

Enter the property through a porch into the hall, which includes a convenient WC with a wash hand basin. The hall provides access to a through lounge, split into a dining area at the front and a lounge at the rear with sliding doors leading to the garden. Opposite the dining area is a stylishly fitted kitchen and breakfast room with upgraded wall and base units, a one and a half sink and drainer, an integrated oven, and electric hobs. At the end of the hall is a secondary sitting room, also overlooking the rear garden and provides entry to the rear via sliding doors. Completing the ground floor is a large double garage, accessible from the front drive or the rear garden, offering convenient storage for larger items.



B.



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The first floor features four well-proportioned bedrooms, with two positioned at the front and two at the rear, all offering ample storage space. The principal bedroom includes an en-suite bathroom with a bath, WC and wash hand basin. The second largest bedroom also has an en-suite shower room with an enclosed shower cubicle, WC, and wash hand basin. Completing the first floor is a family bathroom with a bath and shower attachment, WC, and wash hand basin.

The exterior boasts a unique and picturesque front plot that presents side access to the rear garden and front entrance to the property. A private drive in front of the double garage provides excellent parking facilities. The rear garden that can be accessed from the side of the property, garage, lounge, and sitting room, features a wrap-around layout with patio areas, a meticulously maintained lawn, and a private gravelled area, perfect for hosting friends and family.

Call our local team to view this spectacular family home!

We are advised by our client that this property is Freehold, Council Tax Band - E, EPC - D.



B.





GROUND FLOOR
1094 sq.ft. (101.6 sq.m.) approx.



1ST FLOOR
777 sq.ft. (72.2 sq.m.) approx.



TOTAL FLOOR AREA : 1871 sq.ft. (173.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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