



23 Redcliffe Drive, Wombourne, South Staffordshire, WV5 0JE

BERRIMAN  
EATON

# 23 Redcliffe Drive, Wombourne, South Staffordshire, WV5 0JE

23 Redcliffe Drive is a detached family home with off road parking, partly converted garage and enclosed rear garden. The accommodation has been considerably improved upon during the current owners tenure and is presented to a very high standard.

(WOMBOURNE OFFICE)  
EPC: D

## LOCATION

Redcliffe Drive is situated in a pleasant location within walking distance to the Village Centre. Wombourne Village has a wide variety of local amenities and is well served by a variety of local schools for all ages. Regular public transport services gives easy access to neighbouring towns including Wolverhampton City Centre, Stourbridge, Dudley and Merry Hill Centre.

## DESCRIPTION

23 Redcliffe Drive is a detached family home with off road parking, partly converted garage and enclosed rear garden. The internal accommodation briefly comprises living room, open plan contemporary kitchen/family room with integrated appliances and utility to the ground floor. To the first floor there are three bedrooms and a family bathroom fitted with a white suite. The accommodation has been considerably improved upon during the current owners tenure and is presented to a very high standard.

## ACCOMMODATION

The ENTRANCE HALLWAY is accessed via a uPVC door with decorative opaque inserts and opaque side panel. There is tiling to the floor, spotlights, radiator and the staircase rising to the first floor landing. The LIVING ROOM has a double glazed bay window with fitted blinds, radiator, wall light points and laminate flooring. The open plan KITCHEN/DINER is fitted with a range of wall and base units with down lighting and complementary quartz work surfaces with inlaid sink and drainer with stainless steel mixer tap. There is a Zanussi induction hob with circular extractor over, integrated Zanussi oven and microwave, integrated fridge, freezer and dishwasher. Spotlights, vertical radiator, tiled floor and a lantern above the kitchen area. The dining area has provision for a wall mounted T.V., a radiator, spotlights tiled floor, a double glazed window to the rear elevation and double glazed French door leading to the rear garden. There is an understairs pantry with fitted shelving. A door leads into the partly converted garage being utilised as a UTILITY with fitted work surface and storage, space and plumbing for a washing machine, a radiator and a uPVC door leading into the storage area of the GARAGE which has an elevating door to the front.

The staircase rises to the first floor LANDING with a double glazed opaque window to the side elevation with fitted shutters. Airing Cupboard with fitted shelving and has the wall mounted central heating boiler. The BATHROOM is fitted with a white suite and comprises panelled bath with shower over and glazed side screen, pedestal wash hand basin and low level W.C. There is a chrome heated ladder towel rail, tiling to the walls and floor, spotlights and two double glazed opaque windows to the rear elevation. BEDROOM ONE has a range of fitted wardrobes with sliding mirrored doors, radiator and a double glazed window to the front elevation with fitted shutters. BEDROOM TWO has fitted wardrobes with inset shelving, radiator and a double glazed window to the rear elevation. BEDROOM THREE has a double glazed window to the front elevation with fitted shutters and a radiator. The recess over the stairs incorporates a fitted storage cupboard and shelf with downlights.

## OUTSIDE

The property has a tarmac and block paved driveway providing off road parking and flanked by a large lawned foregarden and gives access to the front door and garage. The rear garden has a full width patio area with a step up to the lawn area with crazy paving to the border. There are planted borders, a hard standing for a shed and fencing to the boundary.

## TENURE

FREEHOLD

## SERVICES

We are informed by the Vendors that all main services are installed

## COUNCIL TAX

BAND D – South Staffordshire DC

## POSSESSION

Vacant possession will be given on completion.

## VIEWING

Please contact the Wombourne office.

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

### Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Offers Around  
£375,000

EPC: D

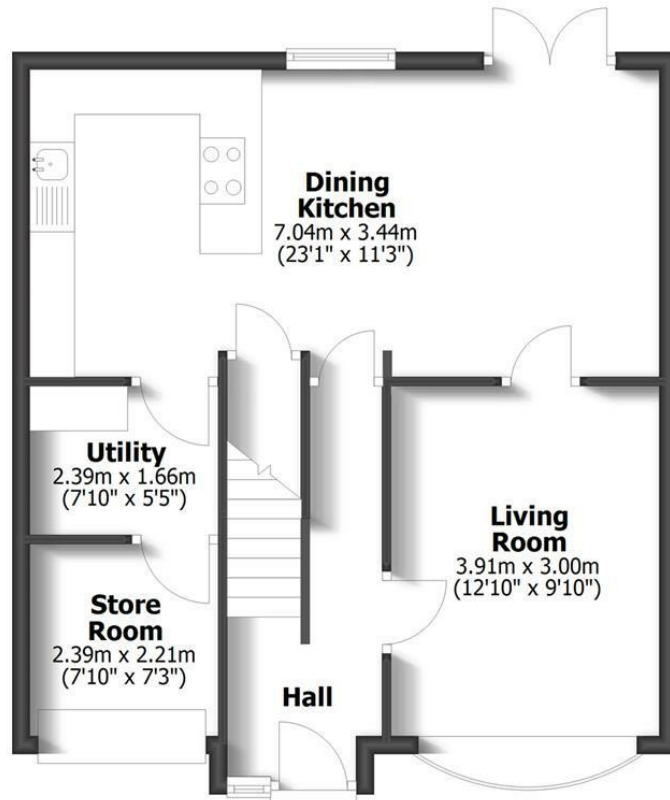
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



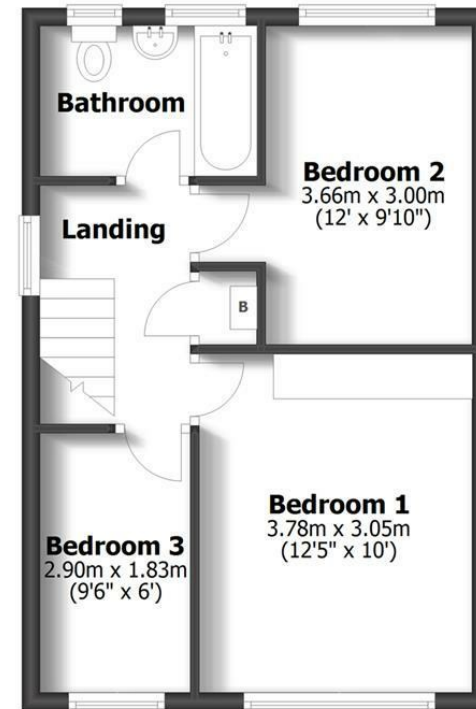
**23 REDCLIFFE DRIVE  
WOMBOURNE**

HOUSE: 85.4sq.m. 919sq.ft.  
 STORE ROOM: 5.3sq.m. 57sq.ft.  
**TOTAL: 90.7sq.m. 976sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



**Ground Floor**



**First Floor**

