



11 Copper Beech Drive, Wombourne, Wolverhampton, WV5 0LH

BERRIMAN
EATON

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11 Copper Beech Drive is a charming and well positioned detached family home with a generous driveway, carport and partly converted garage and enclosed private well-tended rear garden.

WOMBOURNE OFFICE
EPC: D

LOCATION

Situated in this sought after area of Wombourne, Copper Beech Drive is conveniently located for access to the village within which there is a variety of shops and amenities including doctors and dental surgeries and a library. There are schools within the village catering for all age groups. At the village green itself there is a cricket, bowls and tennis club.

DESCRIPTION

11 Copper Beech Drive is a charming and well positioned detached family home with a generous driveway, carport and partly converted garage and enclosed private well-tended rear garden. The internal accommodation briefly comprises open plan living and dining room, fitted dining kitchen, separate utility room, conservatory and downstairs cloakroom. To the first floor there are four well proportioned bedrooms, en-suite to the principle bedroom and family bathroom. The property is in very good condition and benefits from central heating and double glazing.

ACCOMMODATION

The ENTRANCE HALLWAY is accessed via a uPVC doorway with a double glazed opaque window to the side, radiator and the staircase rising to the first floor landing. The downstairs CLOAKROOM has a vanity wash hand basin with tiled splash back, tiled low level W.C., tiled floor and a single glazed opaque window to the front elevation. The KITCHEN/DINER is fitted with a range of wall and base units with complementary work surfaces and inset single drainer sink unit with stainless steel mixer tap. There are a range of integrated appliances including dishwasher, fridge, Indesit microwave, Bosch double oven and a 4 ring Bosch gas hob with fitted Bosch extractor over. There is a radiator, tiled splash backs, tiled floor, spotlights and double glazed windows to the rear and side elevations. A door leads through to the LOBBY with a store with fitted shelving, a uPVC door to the outside and a door into the UTILITY with wall mounted central heating boiler, fitted work surface with space and plumbing below for washing machine and tumble dryer, double glazed window to the side elevation and a door into the garage. The GARAGE has been partitioned to make space for the utility. There is an elevating door and space for storage. The open plan LOUNGE has an Adam style feature fireplace with inset coal effect gas fire and marble hearth, two radiators, wall light points, coved ceiling and a double glazed bay window to the front elevation. The DINING AREA has a radiator, wall light points, coved ceiling and double glazed windows to the rear elevation. The CONSERVATORY is of brick and hardwood double glazed construction with a glass pitched roof. There is a radiator, tiled floor and French doors leading to the rear garden.

The staircase rises to the first floor LANDING with loft access, radiator and Airing Cupboard with fitted shelving. The BATHROOM is fitted with a contemporary white suite and comprises panelled bath with shower over and glazed screen, vanity wash hand basin incorporating low level W.C. Part tiled walls, tiled floor, radiator, spotlights and a double glazed opaque window to the front elevation. The PRINCIPAL BEDROOM has a range of fitted wardrobes, fitted bedside drawers and shelving unit. There is a radiator and a double glazed window to the front elevation. The EN-SUITE has a walk-in glazed shower cubicle, vanity wash hand basin and a low level W.C. Chrome heated ladder towel rail, tiled walls and floor, spotlights and a double glazed opaque window to the front elevation. BEDROOM TWO has a fitted wardrobe, radiator and double glazed window to the rear elevation. BEDROOM THREE is currently being used as an office and has a radiator and double glazed windows to the rear and side elevations. BEDROOM FOUR has a radiator and a double glazed window to the rear elevation.

OUTSIDE

The property occupies a generous plot situated slightly off the spur driveway and has a large tarmac driveway providing off road parking and flanked by a large lawned foregarden with a planted hedge border. There is a carport and side gated access leads through to the rear garden. The rear garden has a raised paved patio and steps leading down to the lawn area with well stocked and well planted borders with a fence and hedge boundary.

TENURE

FREEHOLD

SERVICES

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

COUNCIL TAX

BAND F – 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

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Wombourne Office

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Lettings Office

01902 749974

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Worcestershire Office

01562 546969

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www.berrimaneaton.co.uk

Offers Around
£525,000

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.



**11 COPPER BEECH DRIVE
WOMBOURNE**

HOUSE: 146.8sq.m. 1580sq.ft.
 STORE: 5.4sq.m. 58sq.ft.
TOTAL: 152.2sq.m. 1638sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



