



26 Redhill Avenue, Wombourne, Wolverhampton, WV5 0HF

**BERRIMAN**  
**EATON**

## 26 Redhill Avenue, Wombourne, Wolverhampton, WV5 0HF

Redhill Avenue is a semi-detached property with a gravelled drive providing off road parking with side gated access to the enclosed rear garden. The internal accommodation briefly comprises entrance hall, living room, inner lobby and fitted dining kitchen to the ground floor. To the first floor there are three double bedrooms and a family bathroom. The property benefits from central heating and double glazing.

EPC : D  
WOMBOURNE OFFICE

### LOCATION

Redhill Avenue is a cul de sac situated off Common Road, which is one of the main roads running through Wombourne and giving convenient access to the Village centre. At the end of this cul de sac there is a lovely pedestrian access onto the Wombrook, which also leads onto the Railway Line, giving enviable walks. Redhill Avenue is ideally situated to make use of the shops situated in the Village, as well as those at Blakeley and Sainsburys. Blakeley Heath Primary School and Westfield Community Primary School is also situated nearby.

### DESCRIPTION

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### ACCOMMODATION

The ENTRANCE HALL is accessed through a composite door with opaque insert, staircase rising to the first floor landing and radiator. The LIVING ROOM has a double glazed bay window to the front elevation, gas fire with sleeper mantle and tiled hearth, radiator and door into the LOBBY which has an understairs storage cupboard, quarry tiled floor, UPVC double glazed opaque door to the side elevation. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit and mixer tap, quarry tiled flooring, integrated oven, hob and extractor, space for a fridge freezer and plumbing for the washing machine. There is a double glazed window to the rear elevation and the DINING AREA has a wooden flooring, French doors onto the rear garden and two double glazed opaque windows to the side elevation and radiator.

The staircase rising to the FIRST FLOOR LANDING which has a double glaze opaque window to the side elevation and loft access. The BATHROOM has a claw foot roll edge bath with shower over, vanity wash hand basin with mixer tap, low level W/C, cupboard over the stairs recess which has shelving and houses the wall mounted central heating boiler. There is a double glazed opaque window to the side elevation and radiator. DOUBLE BEDROOM 1 has a double glazed window to the front elevation, radiator and coalbrookdale fireplace. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation, coalbrookdale fireplace and radiator. DOUBLE BEDROOM 3 has a double glazed window to the rear elevation and radiator.

### OUTSIDE

There is a gravelled DRIVEWAY affording off road parking for several vehicles with a lawn to the side and hedged borders and fence with side gated access to the rear garden. The REAR GARDEN has a full width patio area, gravel borders and lawn with a fence to the boundary. There is a freestanding brick built outbuilding providing storage and a Gardeners W/C.

TENURE We understand that the property is FREEHOLD.

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

COUNCIL TAX BAND B –South Staffordshire DC

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Wombourne office.

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tettenhall@berrimaneaton.co.uk

#### Bridgnorth Office

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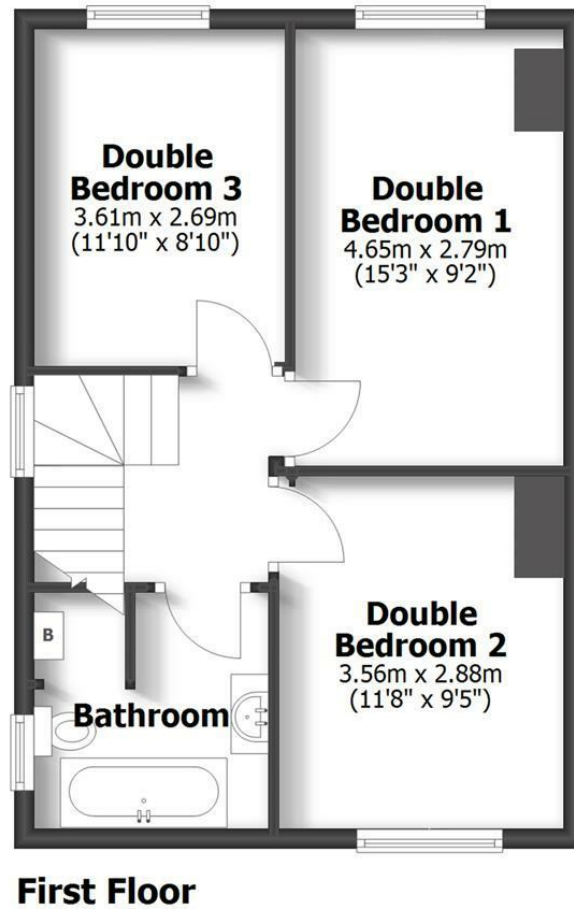
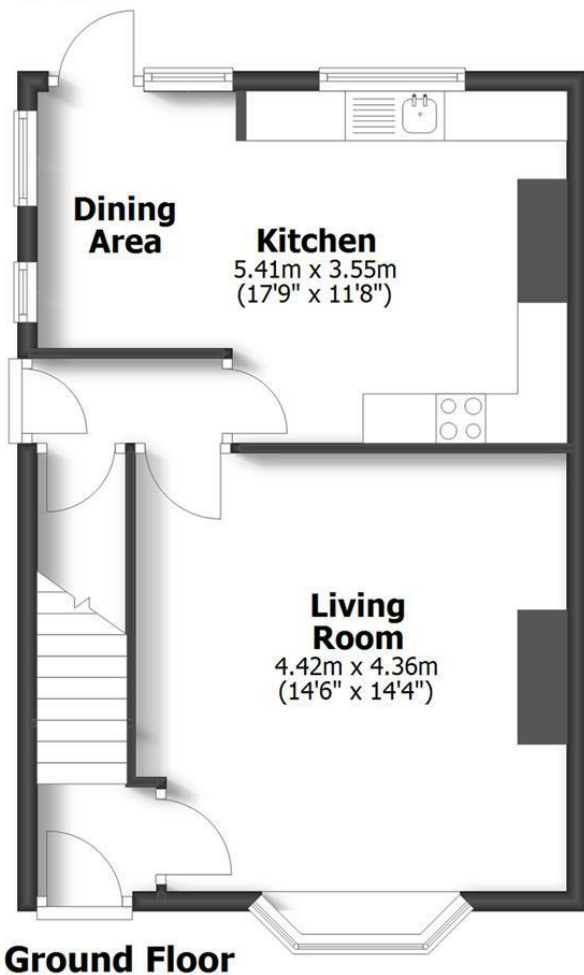
Offers In The Region Of  
£269,950

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.



**26 Redhill Avenue**  
Wombourne



HOUSE: 88.9sq.m. 957sq.ft.  
 GARAGE: 2.7sq.m. 29sq.ft.  
**TOTAL: 91.6sq.m. 986sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE

