



31 Redcliffe Drive, Wombourne, Wolverhampton, WV5 0JE

**BERRIMAN**  
**EATON**



# 31 Redcliffe Drive, Wombourne, Wolverhampton, WV5 0JE

Redcliffe Drive is an extended detached family home with a generous driveway, tandem garage and a landscaped, low maintenance rear garden nestled into the sandstone cliff. The internal accommodation briefly comprises entrance hall, living room, dining kitchen with integrated appliances, sitting room and downstairs cloakroom/wc to the ground floor. To the first floor there are three bedrooms and a modern bathroom fitted with a white suite. The property benefits from central heating and double glazing.

EPC : D  
WOMBOURNE OFFICE

## LOCATION

Redcliffe Drive is situated in an extremely convenient 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

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## ACCOMMODATION

The ENTRANCE HALL has a staircase rising to the first floor landing, radiator, tiled floor and a composite double glazed door with opaque leaded inserts and doors into the kitchen and LIVING ROOM. This has a double glazed bay window to the front elevation, electric fire and surround, double glazed window to the rear elevation, wiring for wall lights, radiator and door into the KITCHEN.DINING ROOM. This is fitted with a range of wall and base units with complementary work surfaces inset single drainer sink unit with mixer tap, a range of integrated appliances including dishwasher, fridge and freezer, washing machine, double oven and microwave, 5 ring gas hob and chimney extractor. There is an understairs storage cupboard, double glazed window to the front elevation, tiled floor and radiator. The SITTING ROOM has double glazed French doors onto the rear garden, two double glazed windows to the rear elevation, tiled floor, radiator, wiring for a wall mounted TV and door into the CLOAKROOM, this has a low level w/c, wash hand basin, single glazed opaque window to the front elevation and tiled floor.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed window to the rear elevation, wooden balustrades and airing cupboard housing the wall mounted central heating boiler. DOUBLE BEDROOM 1 has two double glazed windows to the front elevation, radiator and fitted wardrobes. DOUBLE BEDROOM 2 has double glazed window to the front elevation and radiator. BEDROOM 3 has a double glazed window to the rear elevation and radiator. The FAMILY BATHROOM is fitted with a white suite which comprises bath with multi headed shower and glazed screen, vanity wash hand basin with mixer tap incorporating the low level W/C, double glazed opaque window to the rear elevation, spotlights, part panelled and part tiling to the walls and heated towel rail.

## OUTSIDE

To the front of the property there is a large driveway blocked paved with a lawned foregarden and access to the TANDEM GARAGE, this has an elevating door and two wooden doors onto the rear garden with a double glazed opaque window to the side elevation. The REAR GARDEN has a block paved patio area with steps to a half tier and then up to an astro turf lawn with rear decked seating area, fencing to boundary, external lighting and an array of foliage growing into the sandstone cliff.

TENURE We understand that the property is 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.

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£399,950

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.



**31 REDCLIFFE DRIVE  
WOMBOURNE**

HOUSE: 88.9sq.m. 957sq.ft.  
 GARAGE: 28.2sq.m. 304sq.ft.  
**TOTAL: 117.1sq.m. 1261sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE





