



35 Rennison Drive, Wombourne, Wolverhampton, WV5 9HW

BERRIMAN
EATON

35 Rennison Drive, Wombourne, Wolverhampton, WV5 9HW

A semi-detached, extended bungalow with off road parking, partly converted garage and a beautifully maintained rear garden with pedestrian access onto the Wombrook. Internally there is an entrance hall, guest cloakroom/wc, large dining kitchen with integrated appliances, separate utility, two double bedrooms, en-suite shower room to the principal bedroom. Central heating, double glazing and no upward chain.

EPC : C
WOMBOURNE OFFICE

LOCATION

Rennison Drive is a much sought after address within the village of Wombourne being located less than half a mile from the village centre. Shops, library, doctors surgery and bus services to towns and cities further afield can be found nearby. Wombourne village green is home to Wombourne Cricket, Tennis and Bowling Club and for country enthusiasts close by are the South Staffordshire canal and the South Staffordshire Railway Walk. Furthermore, the area is well served by reputable schooling for all age groups.

DESCRIPTION

Rennison Drive is a semi-detached, extended bungalow with off road parking, partly converted garage and a beautifully maintained rear garden with pedestrian access onto the Wombrook. The internal accommodation briefly comprises entrance hall, guest cloakroom/wc, large dining kitchen with integrated appliances, separate utility, two double bedrooms, en-suite shower room to the principal bedroom. Then property benefits from central heating, double glazing and no upward chain.

ACCOMMODATION

The ENTRANCE HALL is accessed through a UPVC door with decorative opaque leaded insert and side panel, parquet flooring, radiator, loft access, spotlights and storage cupboard with hanging rail. Then LIVING ROOM has a double glazed leaded bay window to the front elevation, wood burner inset a stone fireplace and radiator. The GUEST CLOAKROOM/WC has a low level W/C, wash hand basin, double glazed opaque leaded window to the side elevation, parquet flooring, spotlights and radiator. There is a DOUBLE BEDROOM with double leaded window to the front elevation and radiator. The PRINCIPAL BEDROOM has double glazed leaded French doors onto the rear garden radiator and spotlights. The EN-SUITESHOWER ROOM has a walk in shower cubicle with body jets, the vanity wash hand basin has a mixer tap and incorporates the W/C. There is a double glazed leaded window to the side elevation, spotlights, tiled floor and heated ladder towel rail. From the principal suite there is access into the UTILITY ROOM which has a fitted worksurface with inset single drainer sink unit and mixer tap, space beneath for a washing machine, tumble dryer and additional fridge/freezer. There is a double glazed leaded door to the rear garden and double glazed leaded window to the rear elevation, spotlights, radiator and tiled floor. The GARAGE has some fitted storage cupboards, strip lights and metal double opening doors.

The KITCHEN/DINING ROOM has a range of fitted modern wall and base units with granite work surfaces with inset single drainer sink with drainer and mixer tap, induction hob with fitted extractor hood and integrated appliances including fridge, dishwasher and Neff oven. There is a radiator and spotlights and the DINING AREA has a double glazed skylight and double glazed leaded French doors onto the rear garden. There is a wooden floor, wiring for wall lights and electric fitted blinds to the french doors.

OUTSIDE

The property has off road parking for several vehicles giving access to the garage, a gravelled foregarden and a walled boundary with established shrubs and planted borders. The REAR GARDEN has a paved patio area with a well manicured lawn surrounded by well planted borders, enclosed fencing with a gate giving access to the Wombrook.

TENURE WE ARE ADVISED THAT THE PROPERTY IS FREEHOLD.
SERVICES We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND C – South Staffordshire DC
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Wombourne office.

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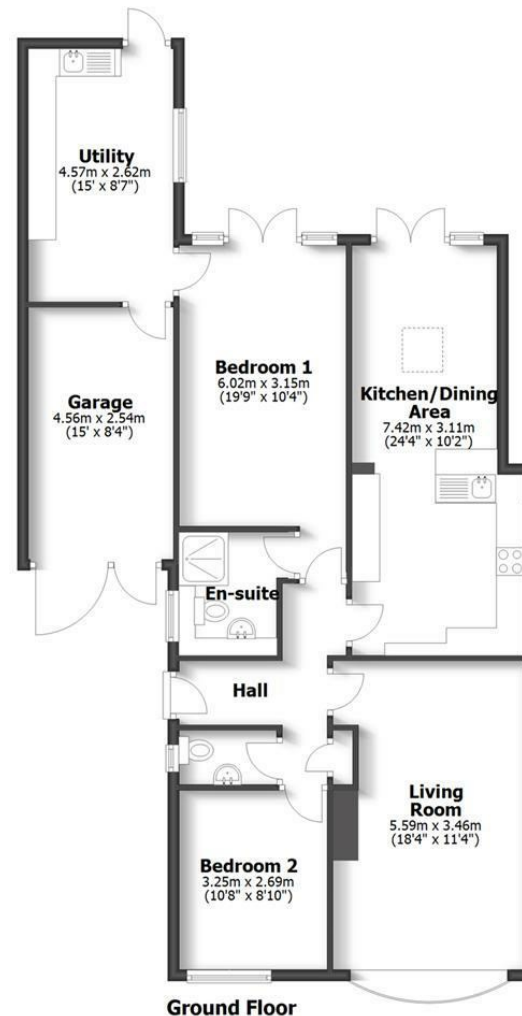
Offers In The Region Of
£370,000

EPC: C

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.



35 RENNISON DRIVE WOMBOURNE



BUNGALOW: 93sq.m. 1001sq.ft.
GARAGE: 11.6sq.m. 125sq.ft.
TOTAL: 104.6sq.m. 1126sq.ft.

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

