



21 Redhill Avenue, Wombourne, Wolverhampton, WV5 0HF

BERRIMAN
EATON

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An immaculately presented three bedroom semi-detached family home with generous off road parking, garage and superb rear garden. This extensively remodelled and refurbished property offers well proportioned living spaces and double bedrooms. It comprises entrance hall, living room, open plan kitchen and family room, separate utility with adjacent downstairs WC to the ground floor. To the first floor there are three bedrooms and a modern bathroom suite. The property benefits from central heating, double glazing and NO UPWARD CHAIN.

EPC : C
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

Redhill Avenue is an immaculately presented three bedroom semi-detached family home with generous off road parking, garage and superb rear garden. The property has been extensively remodelled and refurbished and now offers well proportioned living spaces and double bedrooms. The internal accommodation briefly comprises entrance hall, living room, open plan kitchen and family room, separate utility with adjacent downstairs WC to the ground floor. To the first floor there are three bedrooms and a modern bathroom suite. The property benefits from central heating, double glazing and no upward chain.

ACCOMMODATION

The ENTRANCE HALL is accessed through a composite door with opaque glazed side panel, there is a staircase rising to the first floor landing and radiator. The LIVING ROOM has a double glazed window to the front elevation, radiator and door into the KITCHEN. The KITCHEN area is fitted with a high quality range of wall and base units with complementary work surfaces, inset one and a half sink and drainer with mixer tap, central island incorporating a breakfast bar and ceramic hob. There are a range of integrated appliances including oven, microwave, dishwasher, fridge and freezer. The family area has double glazed French doors onto the rear garden and a double glazed ceiling lantern. The UTILITY has a fitted worksurface with inset sink and mixer tap, wall mounted central heating boiler, double glazed door to the side passage and double glazed window. There are spotlights and a radiator together with an understairs pantry. The CLOAKROOM/WC has a low level WC, vanity wash hand basin, double glazed opaque window to the side elevation, radiator and spotlights.

To the FIRST FLOOR there is a spacious landing with double glazed opaque window to the side, wooden balustrades, spotlights, loft access and storage cupboard. The BATHROOM is fitted with a white suite which comprises bath with shower over and glazed scree, vanity wash hand basin with mixer tap, which incorporates the WC, double glazed opaque window to the side elevation, heated ladder towel rail and tiling to the walls and flooring. DOUBLE BEDROOM 1 has a double glazed window to the front elevation and radiator. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation and radiator. DOUBLE BEDROOM 3 has a double glazed window to the rear elevation and radiator.

OUTSIDE

To the front of the property is a good sized gravelled driveway suitable for parking several vehicles off road, side access to a DETACHED GARAGE with elevating door and access to the REAR GARDEN. This is a particular feature of the property due to its size. There is a paved patio area, planted borders, fencing to the boundary and large lawned area.

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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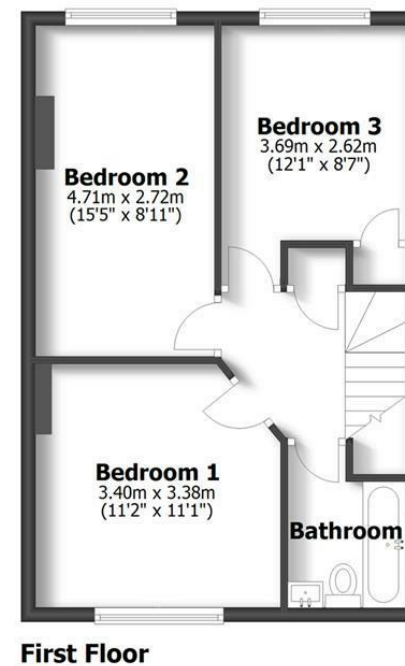
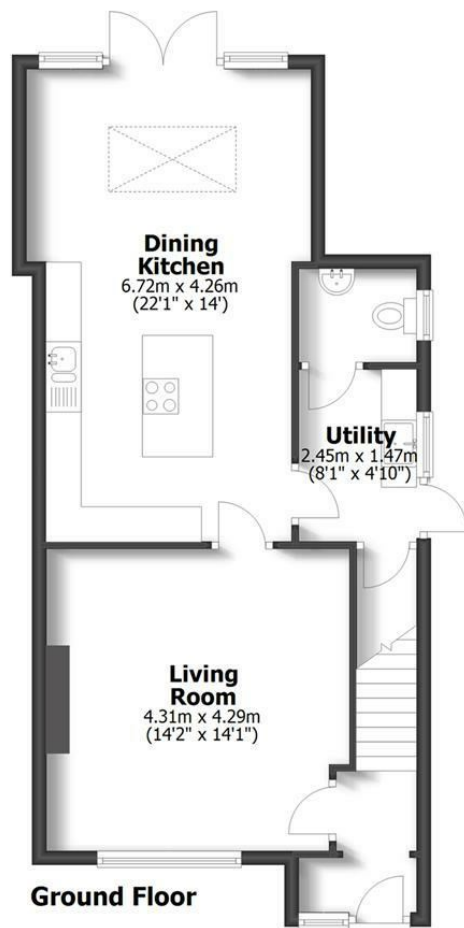
Offers In The Region Of
£299,950

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.



**21 REDHILL AVENUE
WOMBOURNE**



HOUSE: 99.2sq.m. 1067sq.ft.
 GARAGE: 15.2sq.m. 164sq.ft.
TOTAL: 114.4sq.m. 1231sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE

