



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

**BERRIMAN**  
**EATON**

## 5 Copper Beech Drive, Wombourne, Wolverhampton, WV5 0LH

This is a detached family home with a large driveway, garage and enclosed, private rear garden with excellent access to the Village. It briefly comprises entrance, hall, cloakroom/wc, living and dining room, conservatory and kitchen/dining room to the ground floor. To the first floor there are four well proportioned bedroom, large family bathroom and en-suite. The property benefits from central heating and double glazing. NO UPWARD CHAIN.

EPC : TO FOLLOW  
WOMBOURNE OFFICE

### 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. The Wombrook is also close by and allows picturesque walks along the brook, the Railway Line and the Canal system.

### DESCRIPTION

Copper Beech Drive is a detached family home with a large driveway, garage and enclosed, private rear garden with excellent access to the Village. The internal accommodation briefly comprises entrance, hall, cloakroom/wc, living and dining room, conservatory and kitchen/dining room to the ground floor. To the first floor there are four well proportioned bedroom, large family bathroom and en-suite. The property benefits from central heating and double glazing.

### ACCOMMODATION

The ENTRANCE HALL has a UPVC double glazed door with opaque windows either side, staircase rising to the first floor landing and radiator. The CLOAKROOM has a low level WC, vanity wash hand basin and double glazed opaque window to the front elevation. The LIVING ROOM has a double glazed bay window to the front elevation, double glazed window to the rear, gas fire and surround and two radiators. The DINING AREA has a door into the kitchen, radiator and double glazed patio sliding patio door to the CONSERVATORY, this is brick and double glazed construction with a polycarbonate roof, ceiling fan and double doors to the rear garden. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit and mixer tap, space for Range style cooker, fitted extractor, plumbing for washing machine and integrated dishwasher, tiled floor and double glazed window to the rear and side. There is a wooden glazed door to the INNER LOBBY which has a UPVC double glazed door to the side passage, pantry and door to the GARAGE. This has an electronically operated roller shutter door.

The staircase rises to the FIRST FLOOR LANDING which has a loft access, radiator and an airing cupboard which houses the wall mounted central heating boiler. The BATHROOM is a generous size and benefits from a coloured site which comprises corner bath with shower over, low level WC and vanity wash hand basin with mixer tap, double glazed opaque windows to the front and side elevations and radiator. The PRINCIPAL BEDROOM has a double glazed window to the front elevation, wardrobes, radiator and EN-SUITE shower room with a walk in cubicle, vanity wash hand basin, low level WC, part tiling to the walls, radiator and double glazed opaque window to the front elevation. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation, wardrobe, dressing table and radiator. DOUBLE BEDROOM 3 has a double glazed window to the rear elevation, wardrobes with overhead storage and radiator. BEDROOM 4 has a double glazed window to the rear elevation, wardrobe and radiator.

### OUTSIDE

To the front of the property there is a large front garden with a block paved driveway suitable for parking several vehicles off road and giving access to the garage. There is a side access to the REAR GARDEN, which has a paved patio area, lawn and fencing to the boundary.

TENURE WE UNDERSTAND THAT THE PROPERTY IS 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

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#### Bridgnorth Office

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Offers Over  
£475,000

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.



**5 COPPER BEECH DRIVE  
WOMBOURNE**

HOUSE: 129.3sq.m. 1392sq.ft.  
 GARAGE: 11.8sq.m. 127sq.ft.  
**TOTAL: 141.1sq.m. 1519sq.ft.**

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



