



31 Rennison Drive, Wombourne, Wolverhampton, WV5 9HW

BERRIMAN  
EATON

# 31 Rennison Drive, Wombourne, Wolverhampton, WV5 9HW

This is an extended and well presented three bedroom semi-detached family home with a long driveway providing off road parking, single garage and a private rear garden with an open aspect and a gate leading onto the Wombrook. The internal accommodation briefly comprises entrance hall, living room and kitchen/dining room to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property benefits from central heating and double glazing.

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 and is within convenient walking distance. There is a selection of Shops, hairdressers, library, doctors surgery, dentist as well as Sainsburys. There are regular bus services to neighbouring towns and cities such as Wolverhampton, Dudley, Stourbridge and Merry Hill Centre. 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 and Himley and Baggeridge Parks. Furthermore, the area is well served by reputable schooling for both primary and secondary schooling.

## DESCRIPTION

This is an extended and well presented three bedroom semi-detached family home with a long driveway providing off road parking, single garage and a private rear garden with an open aspect and a gate leading onto the Wombrook. The internal accommodation briefly comprises entrance hall, living room and kitchen/dining room to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property benefits from central heating and double glazing.

## ACCOMMODATION

The ENTRANCE HALL is accessed through a UPVC double glazed door with opaque class panel and matching side panel, there are stairs rising to the first floor landing with a storage cupboard housing the electric meters beneath, radiator and door into the LIVING ROOM. This has a double glazed bow window to the front elevation, two radiators, electric log effect fire with fitted surround, wiring for wall lights and double glazed French doors onto the rear garden. The KITCHEN/DINING ROOM has two double glazed windows to the rear elevation and double glazed door to the garden. There is a high quality range of wall and base units with complementary work surfaces with inset stainless steel single drainer sink unit and mixer tap, integrated appliances including a Bosch oven, fitted 4 ring gas hob and extractor, fridge, freezer and washing machine. There is space for a dishwasher, spotlights, two radiators, a storage cupboard and a door into the GARAGE. This has two wooden double opening doors.

To the FIRST FLOOR LANDING there is a double glazed opaque window to the side elevation, loft access and airing cupboard with wall mounted central heating boiler and side cupboard with louvred door. The BATHROOM is fitted with a white suite which comprises bath with shower over and glazed screen, low level WC, pedestal wash hand basin and mixer tap, heated ladder towel rail, double glazed opaque window to the front elevation, tiling to the floor and walls and spotlights. 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. BEDROOM 3 has a double glazed window to the rear elevation and radiator.

## OUTSIDE

To the front of the property is a slabbed and tarmac driveway with a lawned garden and planting borders and small dwarf wall. The REAR GARDEN has a full width crazy paved patio with a path leading to the bottom of the garden. There is a large lawn with hardstanding for shed and greenhouse enclosed by fencing and a gate which gives pedestrian access to the Wombrook.

TENURE WE UNDERSTAND 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.

### Tettenhall Office

01902 747744

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### Bridgnorth Office

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### Wombourne Office

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Offers In The Region Of  
£345,000

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.



**31 Rennison Drive**  
Wombourne

HOUSE: 90.8sq.m. 977sq.ft.  
 GARAGE: 8.7sq.m. 93sq.ft.  
**TOTAL: 99.5sq.m. 1070sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



