



21 Wootton Drive, Wombourne, Wolverhampton, WV5 8BF

BERRIMAN  
EATON



# 21 Wootton Drive, Wombourne, Wolverhampton, WV5 8BF

An immaculately styled and presented semi-detached home arranged over three floors with a driveway and rear garden overlooking the Canal. It briefly comprises entrance hall, cloakroom/wc, living room and kitchen/dining room to the ground floor. To the first floor there are two double bedrooms and a family bathroom. To the second floor there is a large principal bedroom with en-suite shower room. The property benefits from central heating, double glazing and the benefit of the remaining builders warranty.

EPC : TO FOLLOW  
WOMBOURNE OFFICE

## LOCATION

Wootton Drive is located on a new development situated adjacent to the canal, standing in a convenient situation which is also close to the picturesque Wombrook, within easy reach of the wide-ranging facilities and amenities afforded by the popular village of Wombourne. There are a variety of shops, library, doctors and dentists surgeries all set around the Village Cricket Green and there is a supermarket nearby on the Bridgnorth Road. Wombourne has a wealth of primary schools with Westfield Community Primary School and St Bernadettes' Catholic school being the closest, Wombourne High is also within walking distance.

## DESCRIPTION

This is an immaculately styled and presented semi-detached home arranged over three floors and benefitting from a generous driveway and an enclosed rear garden occupying a lovely position overlooking the Canal. The internal accommodation briefly comprises entrance hall, cloakroom/wc, living room and kitchen/dining room with integrated appliances to the ground floor and french doors onto the rear garden. To the first floor there are two double bedrooms and a family bathroom fitted with a white suite. To the second floor there is a large principal bedroom with en-suite shower room. The property benefits from central heating, double glazing and the benefit of the remaining builders warranty.

## ACCOMMODATION

The ENTRANCE HALLWAY has a composite door with opaque insert, radiator and the staircase rising to the first floor landing with wooden balustrades. The downstairs CLOAKROOM has a low level W.C., wash hand basin with stainless steel mixer tap, radiator and extractor. The LIVING ROOM has a double glazed leaded bay window to the front elevation, double glazed leaded window to the side elevation, radiator and space for a bio fuel fire. This can be available under separate negotiation. The open-plan KITCHEN is fitted with a range of high quality wall and base units with fitted quartz work surface, inset 1½ bowl sink unit with mixer tap, 4 ring gas hob with extractor hood over, integrated oven and microwave, integrated fridge and freezer, dishwasher and washing machine. There is a wall mounted central heating boiler, radiator, spotlights, and French doors to the rear garden.

The Staircase rises to the first floor LANDING which has two storage cupboards, wooden balustrades, double glazed window to the front elevation and radiator. The BATHROOM is fitted with a contemporary white suite and comprises panelled bath with shower over and glazed side screen, wash hand basin with stainless steel mixer tap, low level W.C., chrome heated ladder towel rail, spotlights, tiled floor, part tiled walls and double glazed opaque window to the side elevation. BEDROOM TWO has a radiator and double glazed window to the rear elevation. BEDROOM THREE has a double glazed window to the front elevation and a radiator. A further staircase with wooden balustrades rises to the second floor and leads into the PRINCIPAL SUITE which has fitted mirrored wardrobes with sliding doors, radiator, double glazed window to the front elevation and a double glazed skylight to the rear. The EN-SUITE has a walk-in shower cubicle, low level W.C., wash hand basin with tiled splash back and stainless steel mixer tap, chrome heated ladder towel rail, part tiled walls, tiled floor, spotlights and a double glazed opaque skylight.

## OUTSIDE

To the front of the property there is a lawned garden and path to the entrance. To the side is a tarmac driveway with the ability to park several vehicles off road with a communal visitors space opposite. A side gate gives access to the rear garden which has a full width paved patio, lawn area, shed which has power and lighting and an enclosed fenced 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 D – South Staffordshire DC  
POSSESSION Vacant possession will be given on completion.  
VIEWING Please contact the Wombourne office.

### Tettenhall Office

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EPC: B

**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 Wootten Drive Wombourne

**TOTAL: 105.3sq.m. 1133sq.ft.**

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





