



34 Rennison Drive, Wombourne, Wolverhampton, WV5 9HW

BERRIMAN
EATON

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This is an extended semi-detached family home which is set back from the road providing generous off-road parking, single garage and a lovely, well established rear garden. The internal accommodation briefly comprises entrance hall, living room, downstairs shower room, extended dining room and kitchen to the ground floor. To the first floor there are three double bedrooms and a bathroom. The property benefits from double glazing, central heating, and full width ground floor rear extension. There is no upward chain.

EPC : TO FOLLOW
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

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ACCOMODATION

The ENTRANCE HALL is accessed through a wooden door with opaque side panels, the staircase rises to the first-floor landing and has a door into the LIVING ROOM. LIVING ROOM. This is a large, south-facing and light-filled room, extending across the front of the property. It has dual aspect, double-glazed windows with the largest window to the front elevation and a smaller one to the side. It has a gas fire with stone surround and double doors into the DINING ROOM, which has an understairs storage cupboard, radiator and, via an extension which is currently used as a study, double glazed patio door onto the rear garden. The KITCHEN is fitted with base units and large, complementary work surfaces, inset single drainer sink unit, spaces for appliances including oven, washing machine, dishwasher and fridge freezer. There is a double-glazed window to the extended rear elevation, pantry with fitted shelves and a further large, built-in storage cupboard. The kitchen, study and dining area benefits from a large full width extension with a central glass partition wall. This could easily be removed to create a spacious kitchen/dining area, subject to planning checks. There are two single doors opening into the garage, from the house. From the kitchen, there is access to the SHOWER ROOM which has a cubicle, low level WC, wash hand basin and a double-glazed opaque window to the rear elevation.

The staircase rises to the FIRST FLOOR LANDING which has a cupboard housing the wall mounted central heating boiler. The PRINCIPAL BEDROOM is larger than average as it has been opened into a smaller adjacent bedroom. However, this could easily be changed and would return the property to a 4 bedroom, whilst still retaining its dual aspect, double-glazed windows, double built-in wardrobe and radiator. There are two double glazed windows to the front elevation, fitted wardrobes and a radiator. DOUBLE BEDROOM 2 has a double-glazed window to the rear elevation, radiator and wash hand basin. DOUBLE BEDROOM 3 has a double-glazed window to the side elevation, built-in double wardrobe, radiator and wash hand basin. The BATHROOM is fitted with a coloured suite which comprises a bath, pedestal wash hand basin and low-level WC. There is a double-glazed opaque window to the rear elevation.

OUTSIDE

To the front of the property there is a driveway suitable for parking several vehicles off road with a lawned area and planted borders. The REAR GARDEN is a particular feature due to its size and establishment with a vast array of shrubs and well stocked borders with a large lawn and enclosed fence to the boundary.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND D – South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the WOMBOURNE Office.

The property is FREEHOLD.
Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available
Mobile – Ofcom checker shows there is limited and likely coverage indoors with all four main providers having likely coverage outdoors.
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.
The long term flood defences website shows very low.

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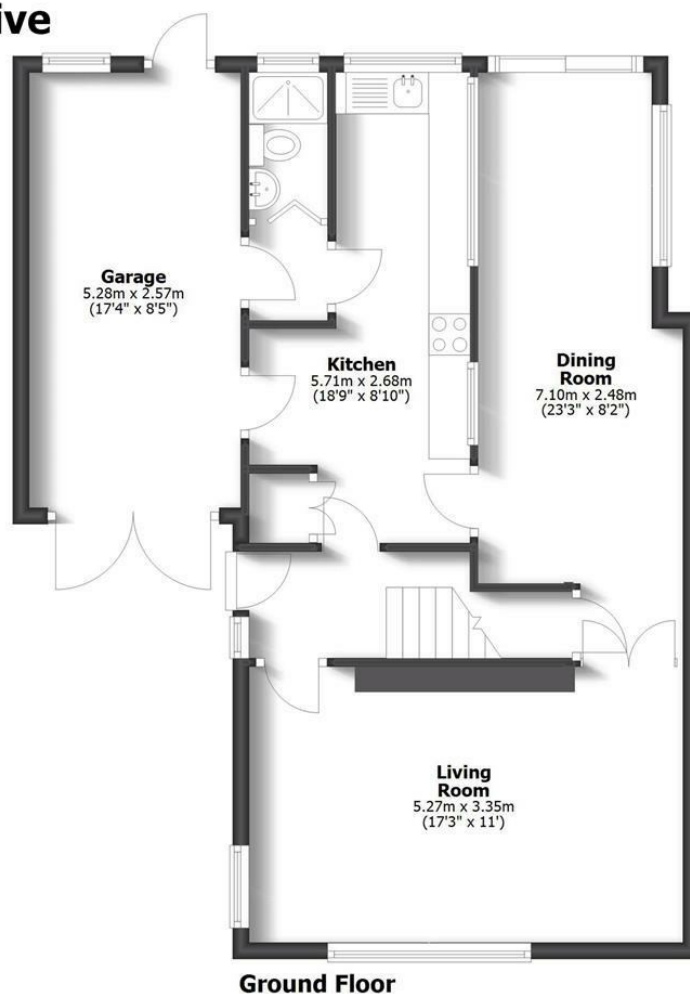
Offers In The Region Of
£350,000

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.



34 Rennison Drive Wombourne



HOUSE: 103.2sq.m. 1111sq.ft.
GARAGE: 13.5sq.m. 146sq.ft.
TOTAL: 116.7sq.m. 1257sq.ft.

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

