



40 Redhill Avenue, Wombourne, Wolverhampton, WV5 0HF

BERRIMAN
EATON

40 Redhill Avenue, Wombourne, Wolverhampton, WV5 0HF

This is a charming semi-detached family home with a driveway providing off road parking for several vehicles, covered access to the side and an enclosed, private rear garden. The internal accommodation briefly comprises entrance hall, lounge, dining kitchen, shower room and downstairs cloakroom/wc. To the first floor there are three bedrooms and water closet. The property would benefit from some updating but is a spacious home with central heating, double glazing and the benefit of no upward chain.

EPC : TO FOLLOW
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

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ACCOMODATION

The ENTRANCE HALL is accessed through a composite upvc door with opaque leaded inserts, staircase rising to the first floor landing and door into the SHOWER ROOM which has a cubicle with electric shower over, vanity wash hand basin, part panelling to the walls, radiator and double glazed opaque window to the side elevation. Ther LOUNGE has double glazed windows to the front and rear elevations, coal effect gas fire and brick surround and radiator. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces and inset single drainer sink unit with mixer tap. There is a integrated oven, hob and extractor plumbing for washing machine and space for fridge and freezer. There is a double glazed door to the garden, a double glazed window to the rear and a door into the CLOAKROOM which has a low level WC, vanity wash hand basin with mixer tap, double glazed window to the rear elevation and underneath stairs storage area.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed window to the rear elevation and door into the WATER CLOSET which has a low level WC, wash hand basin and double glazed opaque window to the rear elevation. DOUBLE BEDROOM 1 has a double glazed window to the rear elevation, airing cupboard which houses the wall mounted central heating boiler and radiator. DOUBLE BEDROOM 2 has a double glazed window to the front elevation, radiator and storage cupboard. DOUBLE BEDROOM 3 has a double glazed window to the rear elevation and radiator.

OUTSIDE

To the front of the property there is a gravelled DRIVEWAY affording off road parking and a path to the entrance with a fenced boundary. There is a covered car port to the side with wooden gates giving access into the REAR GARDEN. This has been landscaped for low maintenance and has slatted and gravelled areas, established planted borders, hardstanding for sheds and a fence to the boundary.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND B – 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 data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>
The long term flood defences website shows very low risk

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Lettings Office

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Bridgnorth Office

01746 766499

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Wombourne Office

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Offers In The Region Of
£285,000

EPC:

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.

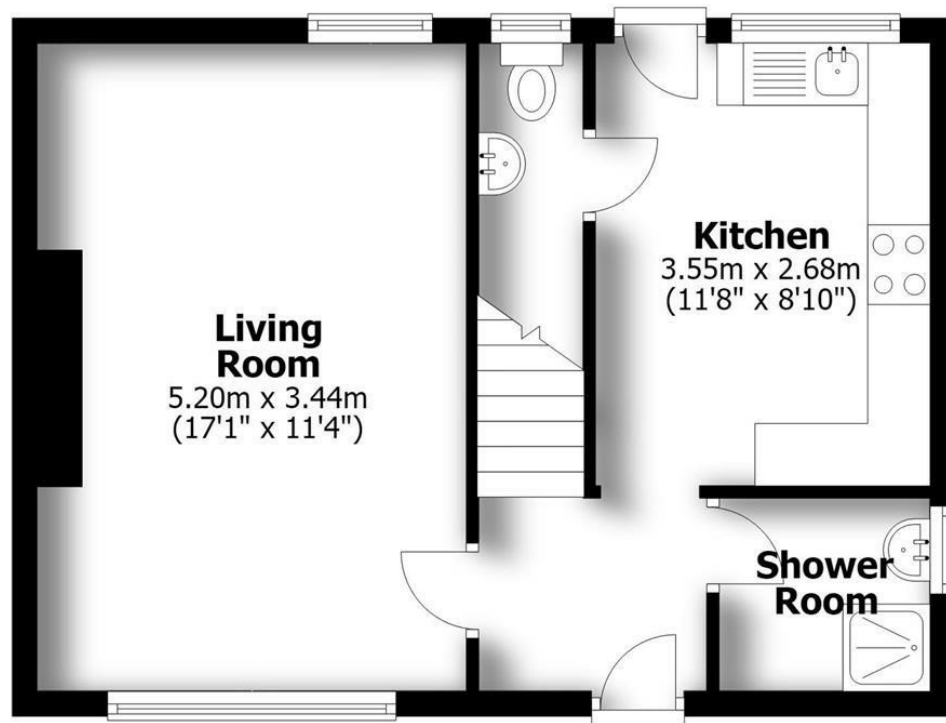


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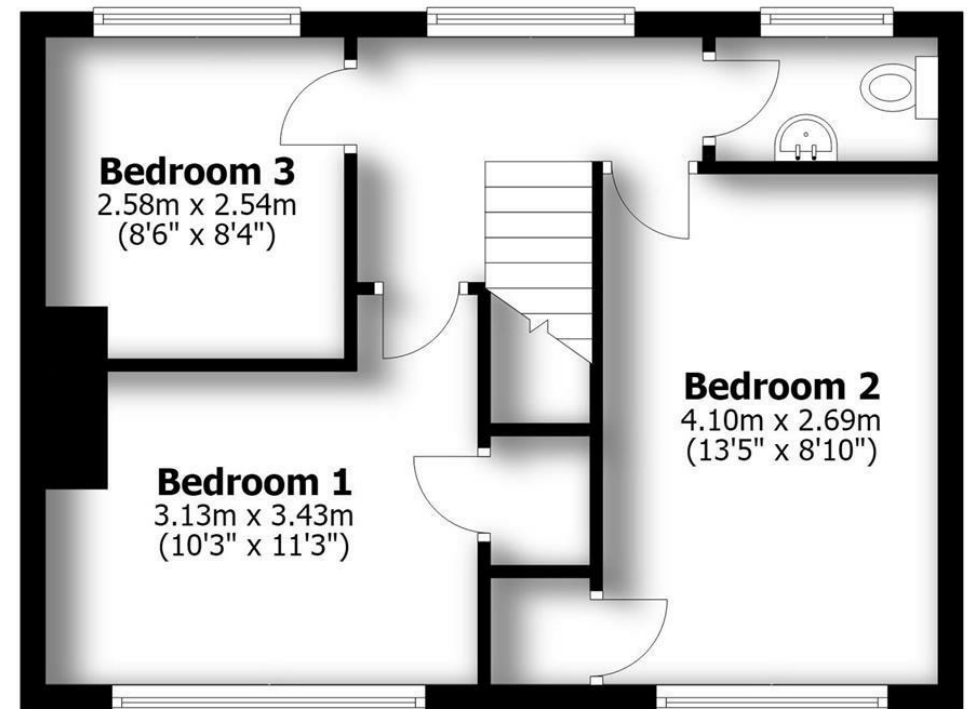
Wombourne

TOTAL: 74.9sq.m. 806sq.ft.

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



Ground Floor



First Floor

