29 Redcliffe Drive, Wombourne, Wolverhampton, WV5 0JE

BERRIMAN
EATON

29 Redcliffe Drive, Wombourne, Wolverhampton, WV5 0JE

This is a generously proportioned detached family home in a desirable location benefitting from a garage, off road parking and private rear garden. The internal accommodation briefly comprises porch entrance hall, kitchen/dining room, lounge, conservatory, home office and separate utility to the ground floor. To the first floor there are four bedrooms and a family bathroom. The property benefits from central heating, double glazing and no upward chain.

EPC : D
WOMBOURNE OFFICE

LOCATION

Redcliffe Drive is situated in a popular cul de sac location within walking convenient walking distance to the Village Centre. Wombourne Village has a wide variety of local amenities and is well served by a variety of local schools for all ages. Regular public transport services give easy access to neighbouring towns including Wolverhampton City Centre, Stourbridge, Dudley and Merry Hill Centre. For the avid walker there is the Wombrook which provides fabulous access to the Railway Walk, the Canal and Himley Woods.

DESCRIPTION

This is a generously proportioned detached family home in a desirable location benefitting from a garage, off road parking and private rear garden. The internal accommodation briefly comprises porch entrance hall, kitchen/dining room, lounge, conservatory, home office and separate utility to the ground floor. To the first floor there are four bedrooms and a family bathroom. The property benefits from central heating, double glazing and no upward chain.

ACCOMMODATION

The PORCH has leaded doors with side windows, tiled floor and gives access through a wooden door into the ENTRANCE HALL which has a staircase rising to the first floor landing, radiator and door into the CLOAKROOM which has a low level WC, vanity wash hand basin, storage cupboard beneath the stairs and double glazed opaque leaded window to the rear elevation. The KITCHEN/DINING ROOM is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit and mixer tap, breakfast bar, double glazed leaded windows to the front and rear elevations. There is a double oven with hob and extractor and space for a dishwasher and fridge/freezer. There are spotlights, tiled floor and door into the CONSERVATORY which is double glazed construction, polycarbonate roof, tiled floor, wall mounted storage heater and sliding patio door onto the rear garden. The LOUNGE has electric fire and surround, double glazed window to the front elevation, radiator and wiring for the wall lights. There are double glazed sliding patio doors onto the rear garden, a single glazed window to the side elevation and door into the OFFICE which has a light tunnel, radiator and wiring for wall lights. The UTILITY has double glazed door to the rear garden, double glazed leaded window to the rear elevation, fitted worksurface with sink and mixer tap, plumbing and space for washing machine and tumble dryer.

The staircase rises to the FIRST FLOOR LANDING which has double glazed opaque window to the rear elevation and airing cupboard which houses the wall mounted central heating boiler. The FAMILY BATHROOM comprises a white suite with a white with shower over and screen, pedestal wash hand basin with mixer tap, low level WC, double glazed opaque window to the front elevation, heated ladder towel rail and tiling to the walls and floor. DOUBLE BEDROOM 1 has a double glazed window to the rear elevation and radiator. DOUBLE BEDROOM 2 has a double glazed window to the front elevation and radiator. DOUBLE BEDROOM 3 has a double glazed window to the rear elevation, radiator and fitted wardrobes. DOUBE BEDROOM 4 has double glazed window to the front elevation, fitted wardrobes and radiator.

To the front of the property there is a block paved DRIVEWAY suitable for parking several vehicles off road and giving access to the GARAGE which has an elevating door and loft storage. There is side gated access into the REAR GARDEN which has a slabbed patio area, steps to a raised lawn and fencing 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 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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Wombourne Office
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www.berrimaneaton.co.uk

Offers In The Region Of
£475,000

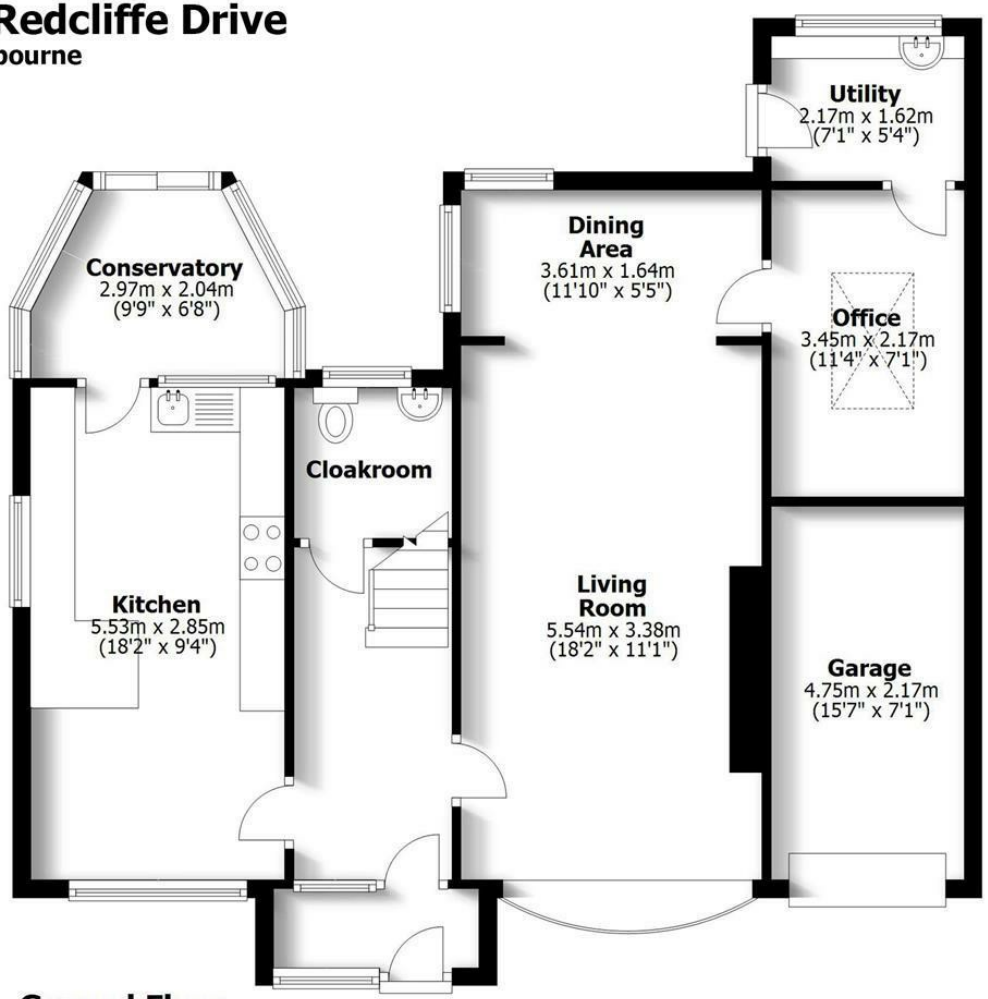
EPC: D

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.

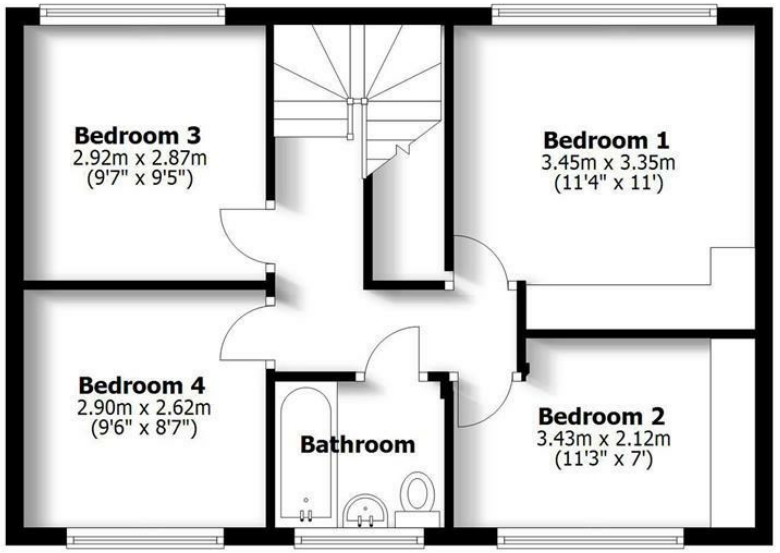
29 Redcliffe Drive
Wombourne

HOUSE:	118.5sq.m.	1276sq.ft.
GARAGE:	10.3sq.m.	111sq.ft.
TOTAL:	**128.8sq.m.**	**1387sq.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

LOVE ME
WHEN I LEAST
DESERVE IT
BECAUSE
THAT'S WHEN I
REALLY
NEED IT