1 Ridgeway Drive, Penn, Wolverhampton, WV4 5NU

BERRIMAN
EATON

1 Ridgeway Drive, Penn, Wolverhampton, WV4 5NU

This is a traditionally appointed semi-detached family home which has been extended and benefits from a generous driveway, garage (which has been partly converted and a well tended and landscaped rear garden. The internal accommodation briefly comprises a porch, entrance hall, lounge with partitioned dining room, kitchen with adjacent breakfast room, downstairs WC and utility area to the ground floor. To the first floor there are three well proportioned bedrooms and a modern re- fitted shower room. The property benefits from central heating, double glazing and no upward chain.

EPC : D
WOMBOURNE OFFICE

LOCATION

Ridgeway Drive is a small cul-de-sac of some repute located just off Brenton Road within one of the more favoured positions within Penn. Local facilities are easily accessible nearby and there is convenient travelling to both the City Centre and the historic village of Wombourne. The closest Primary School is St Bartholomew's Primary School which is within walking distance.

DESCRIPTION

This is a traditionally appointed semi-detached family home which has been extended and benefits from a generous driveway, garage (which has been partly converted and a well tended and landscaped rear garden. The internal accommodation briefly comprises a porch, entrance hall, lounge with partitioned dining room, kitchen with adjacent breakfast room, downstairs WC and utility area to the ground floor. To the first floor there are three well proportioned bedrooms and a modern re- fitted shower room. The property benefits from central heating, double glazing and no upward chain.

ACCOMMODATION

The PORCH is accessed through double glazed French doors and has a tiled floor. The ENTRANCE HALL is accessed through a wooden door which has double glazed leaded opaque inserts with matching side panel, staircase rising to the first floor landing with wooden balustrades, understairs storage cupboard and radiator. The LOUNGE has a double glazed window to the front elevation, provision for an electric fire and brick surround, radiator and double sliding doors into the DINIG ROOM, which has double glazed window to the rear elevation, radiator and raised and recessed fireplace. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset one and half sink and drainer with mixer tap and double glazed window to the rear elevation. There is an integrated double oven, induction hob with extractor, fridge and dishwasher. There is an understairs pantry, tiling to the floor and part tiling to the walls. The BREAKFAST ROOM has a complementary range of wall and base units with fitted worksurface and inset single drainer sink unit with mixer tap with plumbing for a washing machine beneath. There is a double glazed sliding patio door onto the rear garden and a double glazed window to the side elevation, radiator, tiled floor and a door into the LOBBY which has a tiled floor and access to the CLOAKROOM which has a low level WC, vanity wash hand basin with mixer tap, light tunnel and tiled floor. Part of the GARAGE has been partitioned into a UTILITY AREA which has a fitted work surface, wall mounted central heating boiler, tiled floor and access into the remaining part of the GARAGE which has double glazed window to the side elevation and double opening doors.

The staircase riser to the FIRST FLOOR LANDING which has a double glazed opaque window to the side elevation, loft access and wooden balustrades. DOUOBLE BEDROOM 1 has a double glazed window to the front elevation, fitted bedroom furniture including wardrobes, dressing table, bedside tables and radiator. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation, fitted wardrobes and radiator. BEDROOM 3 was used as an office and has a double glazed window to the rear elevation, radiator, fitted desk and a full width range of storage cupboard with shelving. The SHOWER ROOM has a walk in cubicle, low level WC, vanity wash hand basin and mixer tap, double glazed opaque window to the front elevation, radiator, heated ladder towel rail and part tiling to the walls.

OUTSIDE

The property has a hedged boundary, tarmac DRIVEWAY affording off road parking and enclosed by a walled and hedged boundary and a lawn. There is a side gated access into the REAR GARDEN with a path to a full width paved patio area, two sheds, raised vegetable path, seating area, ornamental pond with waterfall, steps to a lawned area with gravelled borders which are well stocked with established plants and fencing to the boundary.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – Wolverhampton
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

Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers In The Region Of
£325,000

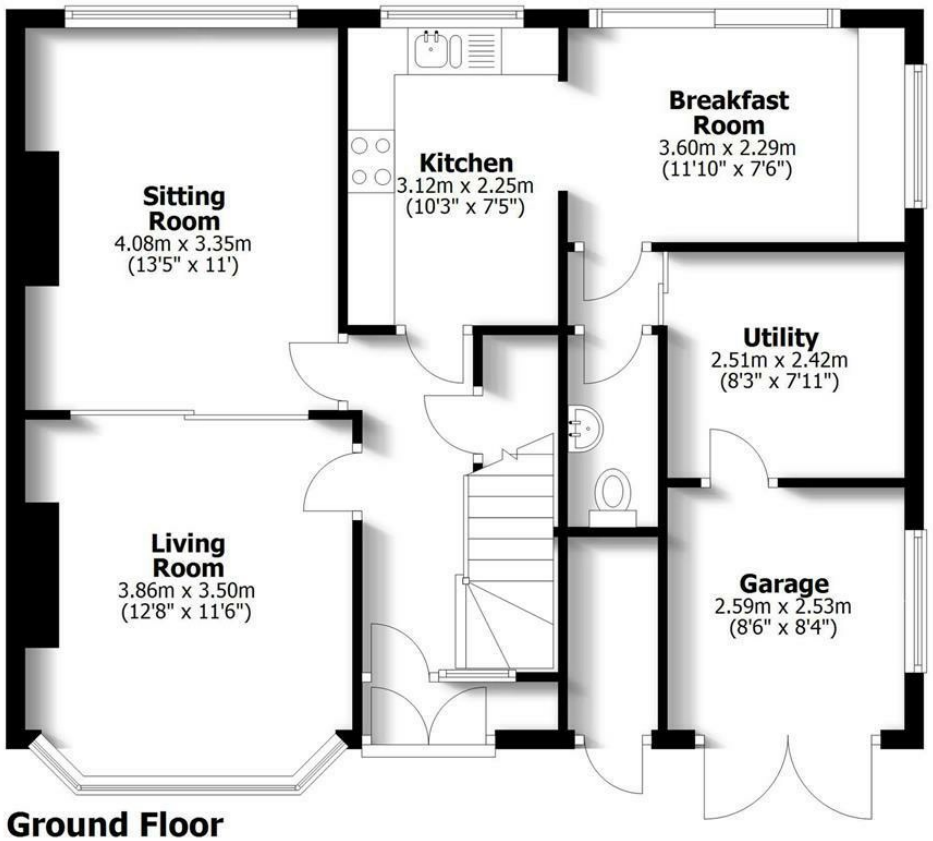
EPC: D

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.

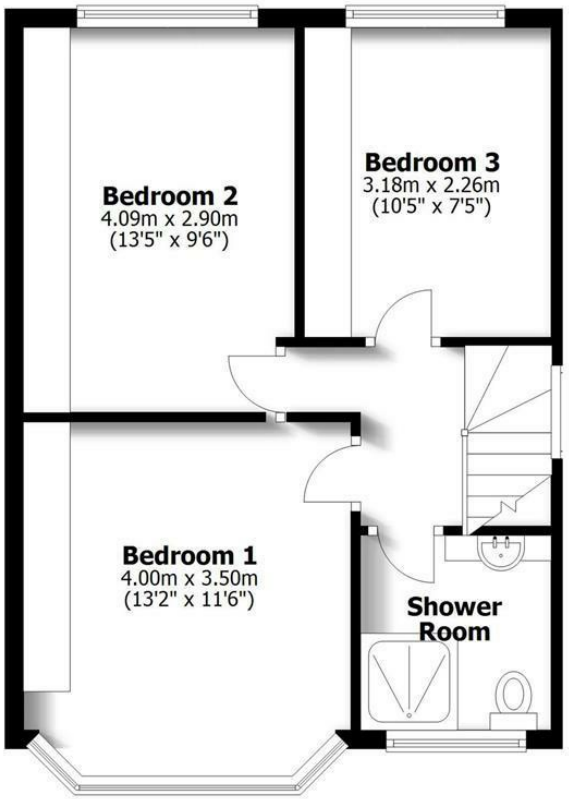
1 Ridgeway Dive
Wolverhampton

HOUSE:	104.9sq.m.	1129sq.ft.
GARAGE:	6.6sq.m.	71sq.ft.
TOTAL:	**111.5sq.m.**	**1200sq.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