



6 Redmoor Gardens, Wolverhampton, WV4 5QS

BERRIMAN  
EATON

# 6 Redmoor Gardens, Wolverhampton, WV4 5QS

This is a generously proportioned modern detached family home occupying a favourable position within the road. There is ample off road parking, garage and an enclosed and private rear garden. Internally the accommodation briefly comprises porch, entrance hall, cloakroom/wc, living room, dining room, study/sitting room, fitted kitchen and separate utility to the ground floor. To the first floor there is a principal bedroom with en-suite, three further bedrooms and a family bathroom. The property benefits from central heating, double glazing and NO UPWARD CHAIN.

EPC : C  
WOMBOURNE OFFICE

## LOCATION

Redmoor Gardens is a quiet cul de sac serving only a handful of properties which is situated just off Muchall Road which is located between Penn Road and Mount Road. The location offers excellent access into the City Centre and has regular public transport links in and out of the City. The closest Primary Schools are St Bartholomew's and Woodfield, both of excellent repute, with Highfields & The Royal also close by. There are a variety of shops and a library close by.

## DESCRIPTION

This is a generously proportioned modern detached family home occupying a generous position within the road. There is ample off road parking, garage and an enclosed and private rear garden. Internally the accommodation briefly comprises porch, entrance hall, cloakroom/wc, living room, dining room, study/sitting room, fitted kitchen and separate utility to the ground floor. To the first floor there is a principal bedroom with en-suite, three further bedrooms and a family bathroom. The property benefits from central heating, double glazing and no upward chain.

## ACCOMMODATION

The PORCH is accessed through UPVC double glazed leaded doors with leaded side windows, tiling to the floor and composite door which gives access to the ENTRANCE HALL. There are double glazed leaded windows either side, radiator, storage cupboard with hanging rail and staircase with wooden balustrades rising to the first floor landing. The CLOAKROOM has a low level WC, vanity wash hand basin with mixer tap, tiled floor and part tiling to walls, double glazed opaque window to the side elevation and radiator. The LIVING ROOM has a double glazed window to the front elevation, two radiators, wiring for wall lights, fireplace with gas log burner within and double glazed leaded French doors to the rear garden.

There is a connecting door which gives access to the DINING ROOM which has double glazed French doors onto the rear garden, wiring for wall lights, radiator and door into the entrance hall. The STUDY/OFFICE has a double glazed window to the front elevation, radiator and media alcove. The KITCHEN is fitted with a range of wall and base units with complementary work surface with inset single drainer sink unit and mixer tap, double glazed leaded window to the rear elevation, integrated appliances including double Bosch oven, 5 ring hob, fitted extractor and fridge. There is a tiled floor, radiator and door into the UTILITY which has a fitted work surface with circular sink with mixer tap, wall units, built in pantry, UPVC double glazed door with double glazed opaque inset panel, double glazed leaded window to the side elevation, plumbing for washing machine and dishwasher, space for tumble dryer and tiled floor.

The staircase rises to the FIRST FLOOR LANDING which has wooden balustrades, double glazed leaded window to the front elevation, radiator and double wardrobe with hanging rail and shelving. The PRINCIPAL BEDROOM has a double glazed leaded window to the rear elevation, fitted wardrobes with matching drawers, radiator and door into the EN-SUITE. This has a walk in shower cubicle, vanity wash hand basin with mixer tap, incorporating the low level WC, heated ladder towel rail, double glazed opaque leaded window to the side elevation, tiling to the floor and splashback. The FAMILY BATHROOM is fitted with a white suite which comprises bath with shower over, vanity wash hand basin with mixer tap which incorporates the low level WC, heated ladder towel rail, double glazed leaded window to side elevation, tiled floor and splashback. DOUBLE BEDROOM 2 has a double glazed leaded window to the rear elevation and radiator. DOUBLE BEDROOM 3 has a double glazed leaded window to the rear elevation, built in wardrobes and radiator. DOUBLE BEDROOM 4 has double glazed leaded to the front elevation, two wardrobes and radiator.

## OUTSIDE

To the front of the property there is a block paved driveway providing off-road parking for several vehicles and giving access to the garage. There is a side lawn and side gated access to the rear garden. The REAR GARDEN has a side gate and can also be accessed through a UPVC door which gives access to a covered side lobby between the house and the garage. The DOUBLE GARAGE has an elevating door, double glazed opaque window to the rear elevation and double glazed door to the side lobby. The REAR GARDEN has a full width paved patio area, steps to an astro turfed lawned area which is enclosed by a walled and 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 F – Wolverhampton CC

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Wombourne office.

## Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

## Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

## Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

## Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Offers In The Region Of  
£550,000

EPC: C

**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.



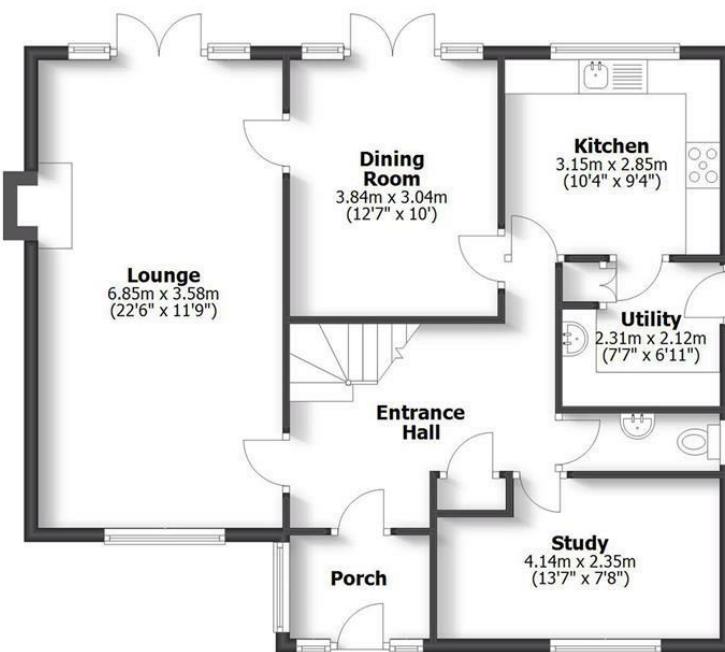
## 6 Redmoor Gardens Wolverhampton

HOUSE: 146.4sq.m. 1576sq.ft.

GARAGE: 25.9sq.m. 277sq.ft.

**TOTAL: 172.3sq.m. 1853sq.ft.**

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



**First Floor**

