



2 Redcliffe Drive, Wombourne, Wolverhampton, WV5 0JE

BERRIMAN
EATON

2 Redcliffe Drive, Wombourne, Wolverhampton, WV5 0JE

This is a detached bungalow which has undergone a full scheme of refurbishments and is presented to a very high standard with off road parking and an enclosed and private rear garden. The internal accommodation briefly comprises porch, entrance hall dining kitchen, living room, two generous bedrooms and a modern shower room. 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 detached bungalow which has undergone a full scheme of refurbishments and is presented to a very high standard with off road parking and an enclosed and private rear garden. The internal accommodation briefly comprises porch, entrance hall dining kitchen, living room, two generous bedrooms and a modern shower room. The property benefits from central heating, double glazing and no upward chain.

ACCOMMODATION

The PORCH has a UPVC double glazed door with side windows and gives access to the ENTRANCE HALL through a further double glazed door, there is a radiator and an airing cupboard which houses the wall mounted central heating boiler. The KITCHEN/DINER is fitted with a range of wall and base units with complementary work surfaces and inset one and a half bowl sink and drainer with mixer tap, integrated appliances including Neff oven, induction hob and extractor; washing machine and dishwasher; fridge and freezer. There are double glazed windows to the front and side elevation, radiator and spotlights. The LIVING ROOM has a double glazed window to the front elevation and radiator. The SHOWER ROOM has a walk in cubicle with multi headed shower, low level WC, pedestal wash hand basin mixer tap, heated ladder towel rail and double glazed opaque window. DOUBLE BEDROOM 1 has a double glazed window to the rear elevation and radiator. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation and radiator.

OUTSIDE

To the front of the property there is a lawned area and DRIVEWAY providing off road parking and a further tarmac driveway adjacent to that. There is a gate into the south facing REAR GARDEN which has a paved patio area, planted borders and an 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 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

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

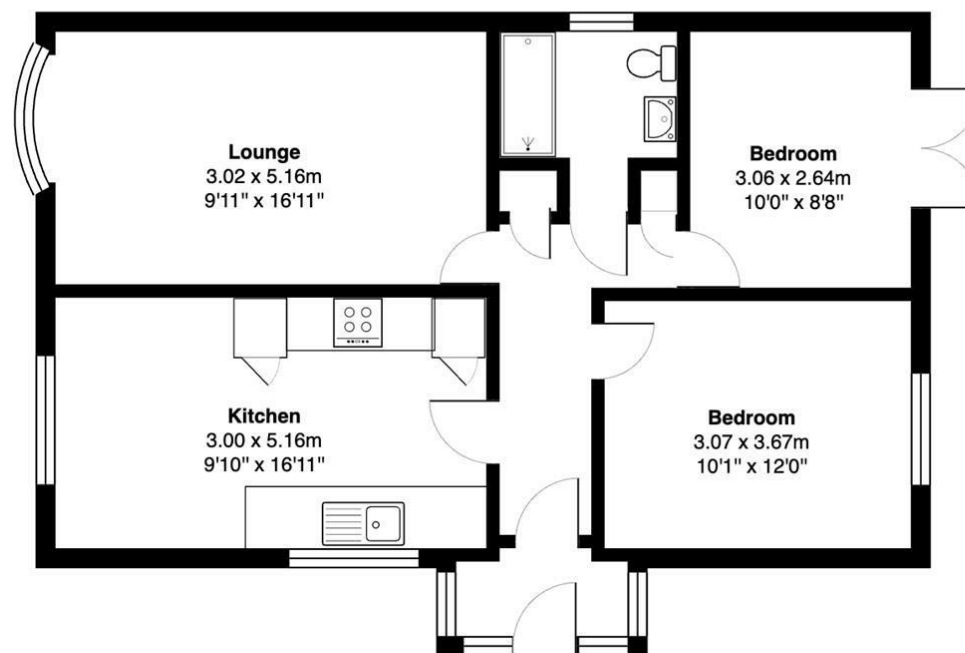
worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers In The Region Of
£395,000

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.



Total Area: 65.7 m² ... 707 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)

