



33 Copper Beech Drive, Wombourne, Wolverhampton, South Staffordshire, WV5 0LH



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Extended four bedroom detached property in superb location. VIEWING HIGHLY RECOMMENDED

Wombourne Village - 0.5 miles, Wolverhampton 5.0 miles, Birmingham 15.7 miles (All distances are approximate)

LOCATION

Situated at the end of a cul-de-sac in this sought after area of Wombourne. The property benefits from a lovely location with an open aspect to the rear. Copper Beech Drive is conveniently located for access to the village within which there is a variety of shops and amenities including banks, doctors surgery and a library. There are schools within the village catering for all age groups. Within the village green itself there is a cricket, bowls and tennis club.

DESCRIPTION

The property benefits from double glazing and central heating and has been extended to the ground floor giving a further two rooms off the kitchen which offer great flexibility and potential. This lovely home is in a superb setting with good parking and a fabulous rear garden which is a particular feature of the property.

ACCOMMODATION

Good size entrance Porch leading to Entrance Hall with Cloakroom comprising W.C. and wash hand basin. Most pleasant L shaped lounge/dining area with bay window to the front and patio doors opening on to the garden. Good size Breakfast Kitchen with a range of base cupboards and drawers, splash back tiling, inset sink unit, space for cooker, wall units. Separate Utility Room with access to the garage. There are two further rooms currently used as a Study (which can be accessed separately from the side of the garage) and a garden room with access to the rear the agents feel this offers scope for a variety of uses. On the first floor there are four good size bedrooms, the master bedroom having an en-suite shower room and bedrooms two and three having built-in wardrobes. There is a family bathroom having a suite comprising bath, wash hand basin and W.C.

OUTSIDE

The property is situated at the end of a private driveway off Copper Beech Drive and provides a block paved drive with good parking and access to the double garage. A paved pathway leads to the front porch with a foregarden having a variety of plants and shrubs. A side gate gives access to a most pleasant rear garden, which the agents feel is a real feature of this property. There is a paved patio with shaped lawn beyond and shaped borders with a variety of plants, shrubs and mature trees. Further lawn with a hedge which borders the field beyond.

TENURE

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors.

COUNCIL TAX

South Staffordshire District Council. BAND: G

POSSESSION

Vacant possession will be given on completion.

VIEWING

Contact the WOMBOURNE OFFICE

DIRECTIONS

From Wombourne village centre take Gravel Hill and continue into Greenhill. Turn first left into Copper Beech Drive.

13/15 High Street
Tettenhall
Wolverhampton
WV6 8QS
01902 747744

tettenhall@berrimaneaton.co.uk

22/23 Whitburn Street
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Shropshire
WV16 4QN
01746 766499

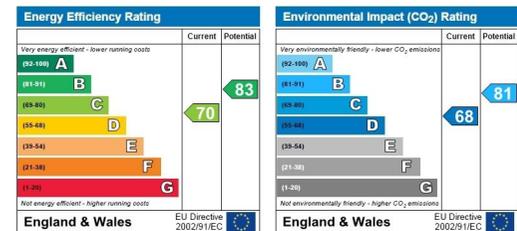
bridgnorth@berrimaneaton.co.uk

High Street
Wombourne
Wolverhampton
WV5 9DP
01902 326366

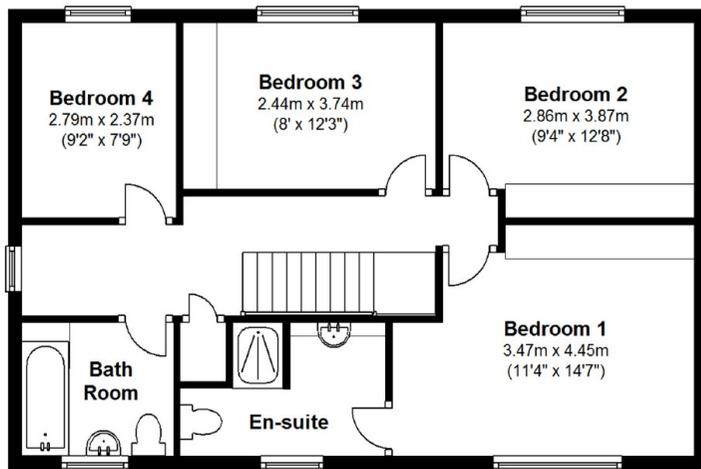
wombourne@berrimaneaton.co.uk

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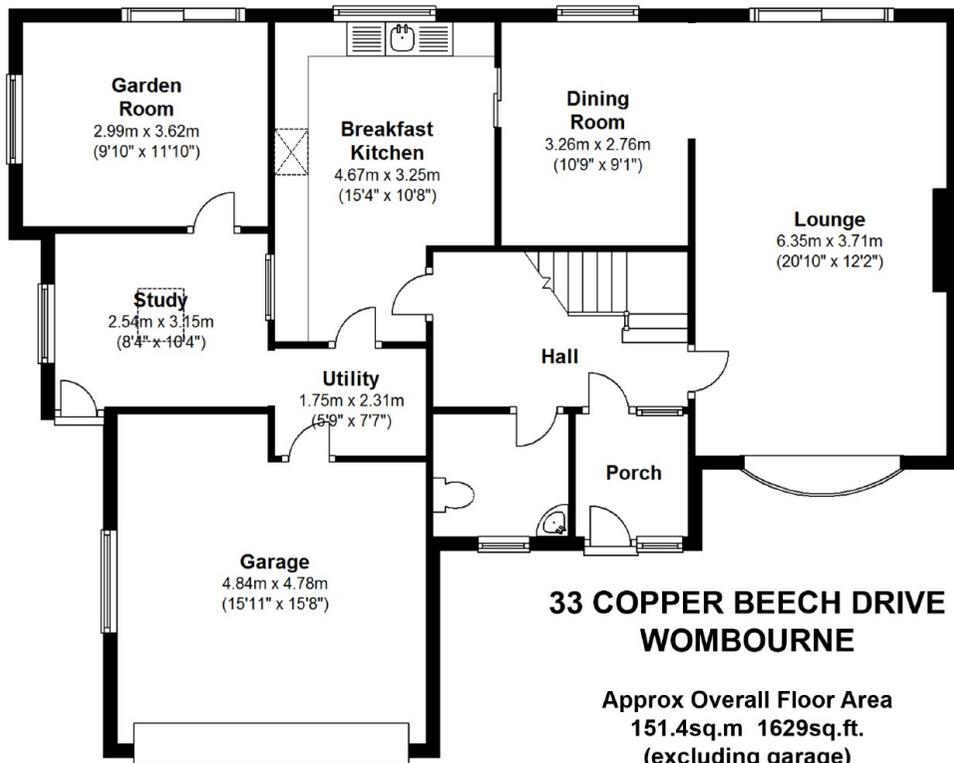
Offers around
£399,950



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.



First Floor



Ground Floor

**33 COPPER BEECH DRIVE
WOMBOURNE**

**Approx Overall Floor Area
151.4sq.m 1629sq.ft.
(excluding garage)**

**FOR GENERAL GUIDANCE ONLY
NOT TO SCALE**



