



22 Bridgewater Drive, Wombourne, Wolverhampton, WV5 8EN

BERRIMAN  
EATON



# 22 Bridgewater Drive, Wombourne, Wolverhampton, WV5 8EN

22 Bridgewater Drive is a spacious detached family home, occupying a generous plot with ample off road parking, double garage and enclosed rear garden. The internal accommodation briefly comprises living room, separate dining room, modern breakfast kitchen, utility and downstairs cloakroom/wc to the ground floor. To the first floor there is an en-suite to the principal bedroom, three further bedrooms and a family bathroom. The property benefits from central heating and double glazing.

WOMBOURNE OFFICE  
EPC: C

## LOCATION

Bridgewater Drive is a highly regarded development by the well known local builders, Messrs David Payne, and stands within easy reach of Wombourne village centre with its full array of shopping and leisure facilities. There is convenient travelling to the more extensive amenities provided by Dudley, Stourbridge and Wolverhampton City Centre and the area is well served by schooling for all age groups. There is convenient access to Wombourne High School as well as Westfield Primary School further along.

## DESCRIPTION

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## ACCOMMODATION

A composite door gives access to the ENTRANCE HALLWAY which has Karndean flooring, radiator and the staircase rising to the first floor landing with wooden balustrades. The downstairs CLOAKROOM has a close coupled W.C., wash hand basin with tiled splashback, Karndean flooring, radiator and a double glazed opaque window to the front elevation. The LIVING ROOM has a wooden feature fireplace with inset coal effect gas fire and tiled hearth. There is a double glazed walk-in bay window to the front elevation, Karndean flooring, radiator and double doors opening through to the DINING ROOM which has Karndean flooring, a radiator and double glazed French doors leading to the rear garden. The DINING KITCHEN is fitted with a range of high quality high gloss wall and base units with complementary granite work surface with inset 1½ bowl sink unit with mixer tap. There is an inset 4 ring gas hob with fitted chimney extractor and integrated oven. Other integrated appliances include fridge, freezer and dishwasher. There is a breakfast bar with quartz worksurface and integrated wine cooler. Part tiled walls, tiled floor, decorative vertical radiator, spotlights, double glazed window to the rear elevation and a double glazed door to the rear garden. The UTILITY is fitted with a complementary range of wall and base units with work surface and inset sink unit. Tiled splash back, space and plumbing for washing machine and tumble dryer, large chrome heated ladder towel rail and a double glazed window to the side elevation.

The staircase rises to the first floor LANDING with loft access with pull down ladder. Airing Cupboard with fitted shelving and radiator. The BATHROOM is fitted with a contemporary white suite and comprises panelled bath with shower over and glazed side screen, pedestal wash hand basin, close coupled W.C., radiator, part tiled walls, spotlights and a double glazed opaque window to the side elevation. The PRINCIPAL BEDROOM has a range of fitted wardrobes, radiator and a double glazed window to the front elevation. The DRESSING AREA has a double wardrobe with hanging rail and fitted shelving and a door into the EN-SUITE which has a large glazed curved shower cubicle with water fall head, Sottini vanity wash hand basin incorporating built-in W.C., chrome heated ladder towel rail, tiled walls and floor, underfloor heating, spotlights and a double glazed opaque window to the front elevation. BEDROOM TWO has fitted wardrobes, a radiator and a double glazed window to the rear elevation. BEDROOM THREE has a double glazed window to the rear elevation and a radiator. BEDROOM FOUR is currently being used as an office and has a double glazed window to the rear elevation and a radiator.

## OUTSIDE

The property occupies a generous plot with large lawned foregarden and tarmac driveway providing off road parking for several vehicles. There is a double garage with powered elevating door and wooden door to the garden. There is side access to the rear garden. The private rear garden has a full width paved patio area, lawn area with steps leading up to a raised planted border. There is a decked area and fencing to the boundary.

## TENURE

FREEHOLD

## SERVICES

We are informed by the Vendors that all main services are installed.

## COUNCIL TAX

BAND F – South Staffordshire DC

## POSSESSION

Vacant possession will be given on completion.

## VIEWING

Please contact the Wombourne office.

### 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

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### Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

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

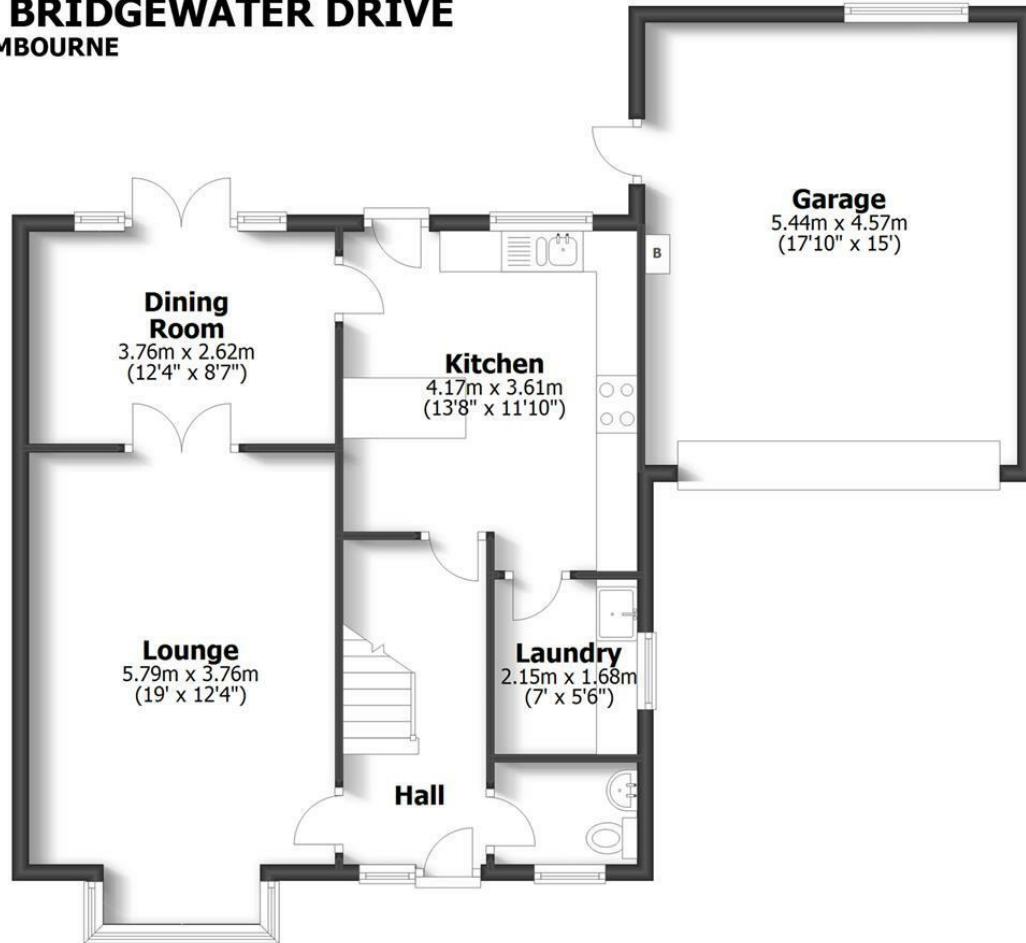
Offers Around  
£495,000

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.



**22 BRIDGEWATER DRIVE  
WOMBOURNE**



**Ground Floor**

HOUSE: 118.3sq.m. 1273sq.ft.  
 GARAGE: 24.8sq.m. 268sq.ft.  
**TOTAL: 143.1sq.m. 1541sq.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**



