



46 Redhill Avenue, Wombourne, Wolverhampton, WV5 0HF

BERRIMAN
EATON

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This is a well presented semi-detached family home which has a good sized driveway and a private rear garden with excellent access directly onto the Wombrook. The internal accommodation briefly comprises an entrance hall, cloakroom/wc, living room and fitted dining kitchen to the ground floor. To the first floor there are three generous bedroom and a family bathroom. The property benefits from central heating, double glazing and no upward chain.

EPC : D
WOMBOURNE OFFICE

LOCATION

Redhill Avenue is a cul de sac situated off Common Road, which is one of the main roads running through Wombourne and giving convenient access to the Village centre. At the end of this cul de sac there is a lovely pedestrian access onto the Wombrook, which also leads onto the Railway Line, giving enviable walks. Redhill Avenue is ideally situated to make use of the shops situated in the Village, as well as those at Blakeley and Sainsburys. Blakeley Heath Primary School and Westfield Community Primary School is also situated nearby.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL has a wooden door with small glazed inset panel, staircase rising to the first floor landing and door into the CLOAKROOM which low level WC which incorporates the wash hand basin with mixer tap, there is a double glazed opaque window to the side elevation and part tiling to the walls. The LIVING ROOM has a double glazed window to the front elevation, raised pebble effect fire and double glazed French doors onto the rear patio. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit with mixer tap, integrated oven and microwave with a gas hob and fitted extractor. There is an integrated fridge, freezer and dishwasher. There is a double glazed window to the rear elevation and double glazed UPVC door onto the rear garden. There is a tiled floor, an understairs storage cupboard which has plumbing and space for a washing machine and tumble dryer, stacked.

The staircase rises to the FIRST FLOOR LANDING which has a loft access with a pull down ladder and double glazed window to the rear elevation. DOUBLE BEDROOM 1 has a double glazed window to the front elevation and fitted wardrobes with sliding mirrored doors. DOUBLE BEDROOM 2 has a double glazed window to the front elevation and fitted wardrobes with sliding mirrored doors. BEDROOM 3 has a double glazed window to the rear elevation. The BATHROOM is fitted with a white suite which comprises bath with shower over and glazed screen, vanity wash hand basin with mixer tap, low level WC, tiling to the walls, flooring with spotlights and double glazed opaque window to the rear elevation.

OUTSIDE

To the front of the property there is a low picket fence, a planted border and a block paved driveway giving off road parking for several vehicles. Side gated access leads into the REAR SOUTH WEST FACING GARDEN which has a paved patio, part slabbed and part block paved with established planted borders, hardstanding for two sheds and fencing to the boundary.

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

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Worcestershire Office

01562 546969

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Offers Around
£295,000

EPC: D

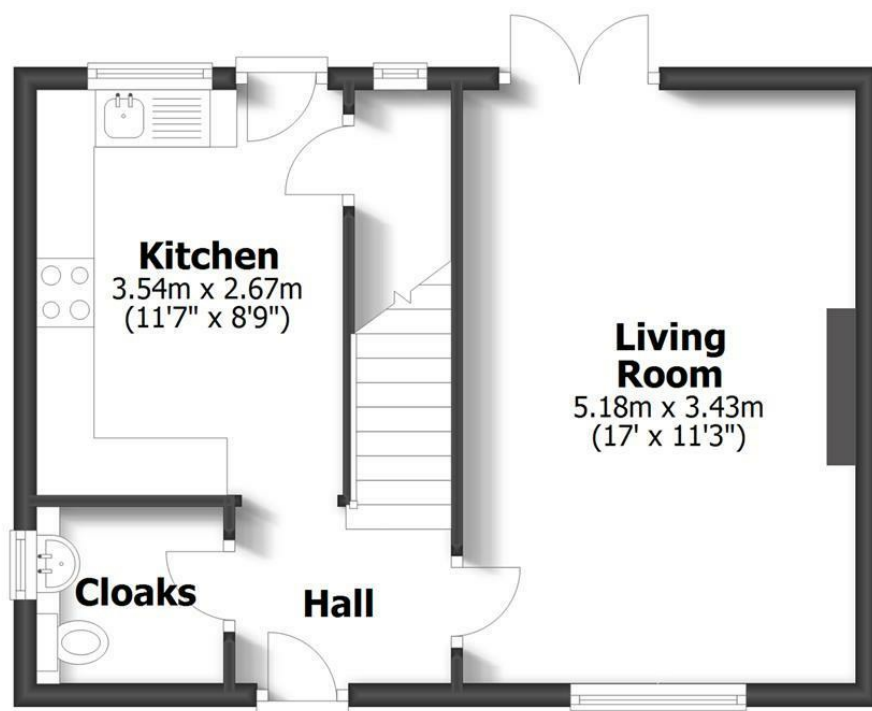
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



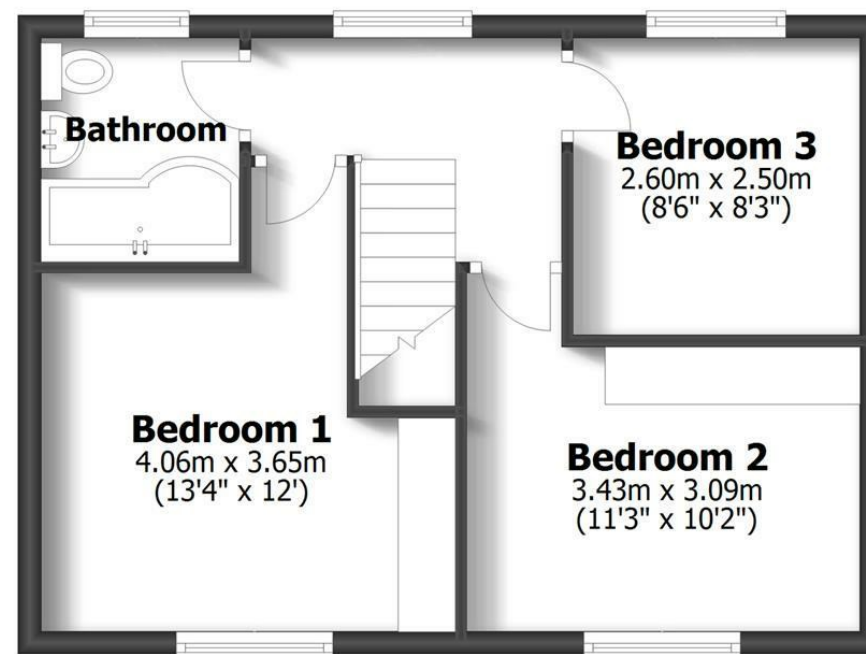
46 REDHILL AVENUE WOMBOURNE

TOTAL: 74sq.m. 797sq.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

