12 Bridgewater Drive, Wombourne, Wolverhampton, WV5 8EN

BERRIMAN
EATON

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This is a wonderfully positioned detached family home occupying a private corner plot with a generous driveway, detached double garage and a landscaped dual elevation rear garden. The internal accommodation briefly comprises entrance hall, lounge, separate dining room, extended dining kitchen, separate utility, home office, downstairs shower room and conservatory to the ground floor. To the first floor there are four bedrooms, en-suite to the principal bedroom and family bathroom. The property benefits from central heating and double glazing.

EPC : C
WOMBOURNE OFFICE

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. The property has the benefit of Supermarket shopping with Sainsburys and Lidl close by. 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

The ENTRANCE HALL has a composite door with double glazed side panels, staircase with wooden balustrades rising to the first floor landing, radiator and door into the LOUNGE which has double glazed walk in bay window to the front elevation, gas fire and surround, radiator and double doors into the DINING ROOM. This has radiator, door into the kitchen and door into the CONSERVATORY which is brick and double glazed construction with a polycarbonate roof, wall mounted storage heater and double glazed double doors into the garden. The KITCHEN/DINER is fitted with a range of wall and base units with complementary Butchers Block work surfaces, inset one and a half sink and drainer with mixer tap, central island which incorporates a breakfast bar. There are a range of integrated appliances which include a double Bosch oven, 5 ring gas hob and extractor and dishwasher. There is a double glazed window to the rear elevation, double glazed French doors onto the side garden, spotlights, radiator and door into the UTILITY ROOM. This has wall and base units with complementary work surfaces, inset single drainer sink unit and mixer tap, plumbing for washing machine and space for tumble dryer, wall mounted storage heater, double glazed window to the rear elevation and double glazed door onto the rear garden. The OFFICE has a double glazed window to the front elevation, wall mounted air conditioning unit, radiator and door into the SHOWER ROOM which has a curved walk in cubicle, pedestal wash hand basin, low level WC, heated ladder towel rail, double glazed opaque window to the front elevation, spotlights and tiling to the walls and floor.

The staircase rises to the FIRST FLOOR LANDING which has loft access and door into the BATHROOM which is fitted with a white suite which comprises a bath with shower attachment, separate cubicle, vanity wash hand basin and mixer tap, low level WC, heated ladder towel rail, double glazed opaque window to the side elevation, tiling to the walls and flooring. The PRINCIPAL BEDROOM has double glazed window to the rear elevation, radiator and fitted wardrobe. The DRESSING AREA has a double glazed opaque window to the front elevation and fitted wardrobe and gives access to the EN-SUITE SHOWER ROOM which has a walk in cubicle with multi headed shower, low level WC, vanity wash hand basin with mixer tap, heated ladder towel rail, spotlights and tiling to the walls. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation, fitted wardrobe and radiator. DOUBLE BEDROOM 3 has a double glazed window to the rear elevation, radiator and fitted wardrobes. BEDROOM 4 is currently being used as a further dressing room with fitted wardrobes and dressing table, double glazed window to the rear elevation and radiator.

OUTSIDE

To the front of the property there is a sweeping tarmac DRIVEWAY suitable for parking several vehicles off road and giving access to a detached DOUBLE GARAGE with an elevating door, double glazed door and window to the side and loft storage. There is a side gate into the REAR GARDEN which has steps to a raised patio and further steps to a nature corridor. There is a wrap around patio and tiered planting borders with a sloping lawned area and fencing to the boundary.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND F – 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 data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: https://www.ofcom.org.uk/mobile-coverage-checker
The long term flood defences website shows very low risk

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Wombourne Office
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www.berrimaneaton.co.uk

Offers In The Region Of
£550,000

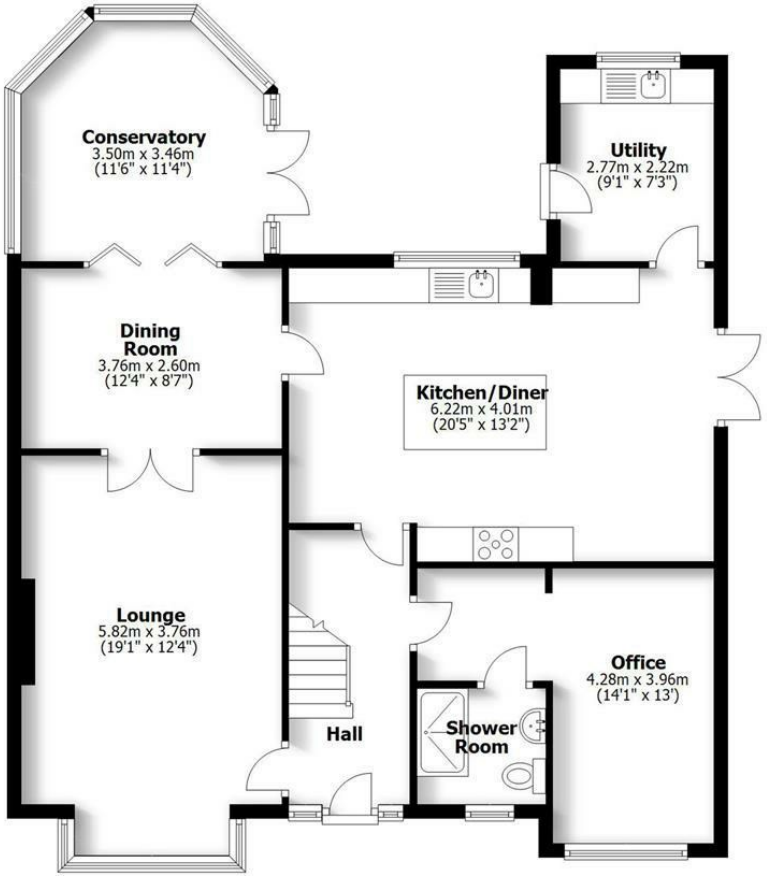
EPC: C

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.

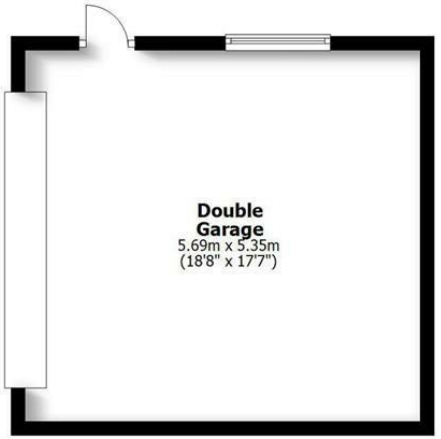
12 BRIDGEWATER DRIVE
WOMBOURNE

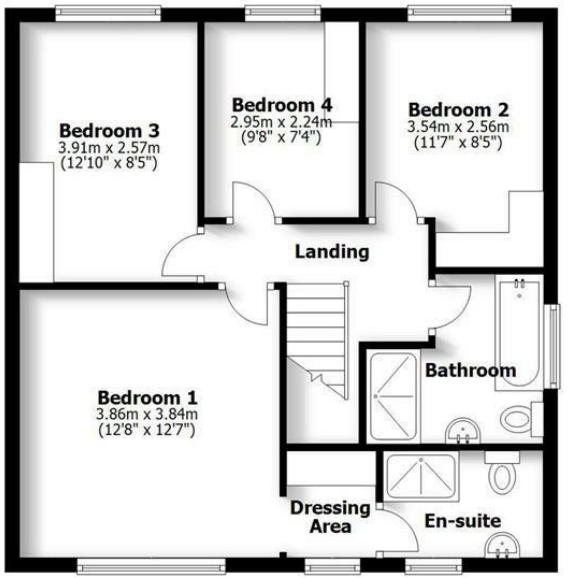
HOUSE:	157.9sq.m.	1699sq.ft.
GARAGE:	30.4sq.m.	328sq.ft.
TOTAL:	**188.3sq.m.**	**2027sq.ft.**

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