



23 Redcliffe Drive, Wombourne, South Staffordshire, WV5 0JE

BERRIMAN
EATON

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This is an immaculately presented detached family home which benefits from off road parking and a private rear garden. The internal accommodation briefly comprises entrance hall, lounge, open plan kitchen, dining and family area with separate utility and cloakroom to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property benefits from central heating and double glazing. 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 with Blakeely Heath Primary School being close by. There are two Supermarkets within convenient travelling distance. 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

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ACCOMMODATION

The ENTRANCE HALL is accessed through a UPVC double glazed door, staircase rising to the first floor landing radiator and door into the LOUNGE. This has a double glazed window to the front elevation with fitted shutters, radiator and door into the KITCHEN. This is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit with mixer tap, induction hob with extractor over. Integrated appliances including oven, microwave, dishwasher and fridge/freezer. There is a double glazed window to the rear elevation, full length double glazed panel, double glazed French doors to the garden, pantry, double glazed lantern, spotlights, radiator and door into the UTILITY. This was formerly part of the garage which has been separate and now benefits from a wash hand basin and mixer tap which incorporates the low level WC, plumbing for the washing machine and UPVC double glazed door into the remaining part of the garage. This has an elevating door and can be used for storage.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed opaque window to the side elevation and fitted shutters, airing cupboard which houses the wall mounted central heating boiler. The BATHROOM is fitted with a white suite which comprises bath with shower over, pedestal wash hand basin, low level WC, double glazed opaque window to the rear elevation, heated ladder towel rail and tiled floor. DOUBLE BEDROOM 1 has double glazed window to the front elevation with fitted shutters, mirrored wardrobes with sliding doors and radiator. DOUBLE BEDROOM 2 has double glazed window to the rear elevation and radiator. BEDROOM 3 has double glazed window to the front elevation with fitted shutters, fitted bed frame over stairs recess and radiator.

OUTSIDE

To the front of the property there is a tarmac DRIVEWAY suitable for off road parking and a lawn to the side. The REAR GARDEN has a full width paved patio, steps to a lawn area with a crazy-paved border and a raised decking area with fencing to the boundary and well stocked and planted borders.

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 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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Offers In The Region Of
£399,950

EPC: D

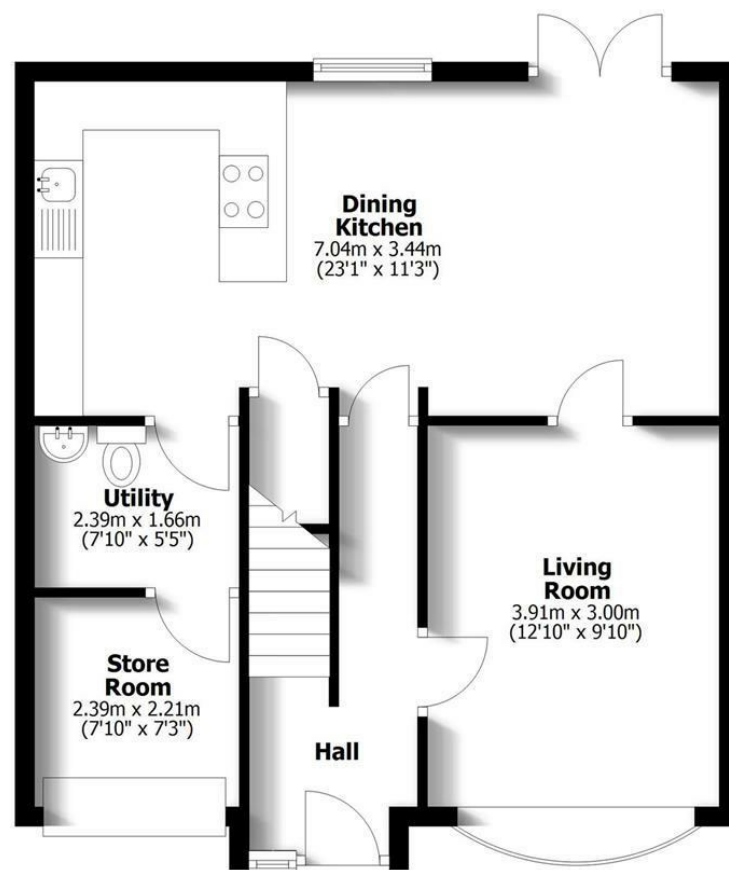
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



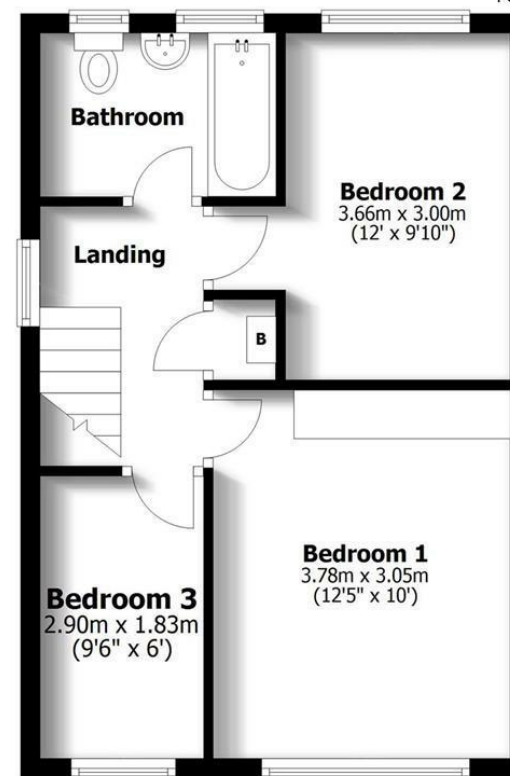
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HOUSE: 85.4sq.m. 919sq.ft.
GARAGE: 5.3sq.m. 57sq.ft.
TOTAL: 90.7sq.m. 976sq.ft.

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

