



3 Chapel Close, Wombourne, Wolverhampton, WV5 0DA

BERRIMAN
EATON

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This is a well presented semi-detached home with off road parking and an enclosed rear garden. The internal accommodation briefly comprises entrance hall, shower room, study/single bedroom, large living room, kitchen, utility and conservatory to the ground floor. To the first floor there are three bedrooms and a WC. The property benefits from central heating and double glazing.

EPC : D
WOMBOURNE OFFICE

LOCATION

Chapel Close is a quiet cul-de-sac on the outskirts of Wombourne village. Situated just off the B4176 Bridgnorth Road, the property is within convenient travelling distance of Wolverhampton, Dudley and Stourbridge. The area is well served by schooling for all age groups together with regular bus services nearby on Common Road and Blakeley Heath Primary School being close by. A supermarket is located just off the Bridgnorth Road and there is a wide range of amenities available within Wombourne itself including shopping, post office, library and doctors and dentists surgeries. There are beautiful walks along the Railway, Canal and the Wombrook.

DESCRIPTION

Chapel Close is a semi-detached home with off road parking and an enclosed rear garden. The internal accommodation briefly comprises entrance hall, shower room, study/single bedroom, large living room, kitchen, utility and conservatory to the ground floor. To the first floor there are three bedrooms and a WC. The property benefits from central heating and double glazing.

ACCOMMODATION

The ENTRANCE HALL is accessed through a UPVC door with opaque side panels, there is a radiator and doors into the study, shower room and living room. The STUDY (or bedroom 4) has a double glazed bay window to the front elevation and radiator. The SHOWER ROOM has a curved shower cubicle, vanity wash hand basin with mixer tap, low level WC, double glazed opaque window to the side elevation and tiling to the walls and floor. The LIVING ROOM is a generous size with double glazed window to the front elevation, double glazed sliding patio doors to the rear elevation, staircase with wooden balustrades rising to the first floor landing and vertical radiator. The CONSERVATORY is brick and double glazed construction with double French doors, radiator and a polycarbonate roof. The KITCHEN is fitted with a range of wall and base unit with complementary work surfaces, inset single drainer sink unit and mixer tap, wooden stable door, double glazed window to the rear elevation, space for appliances including oven with fitted extractor, fridge and dishwasher. There is part tiling to the walls. The UTILITY has a range of storage cupboard, fitted work surface with plumbing and space for washing machine, double glazed doors to the front and rear for front to back access and a double glazed window to the rear elevation.

The staircase rises to the FIRST FLOOR LANDING which gives access to the bedrooms and CLOAKROOM which houses the low level WC, vanity wash hand basin with mixer tap and wall mounted central heating boiler. The PRINCIPAL BEDROOM has a DOUBLE BEDROOM which has two double glazed windows to the rear elevation, radiator and range of fitted wardrobes. DOUBLE BEDROOM 2 has a double glazed window to the front elevation and radiator and BEDROOM 3 has a double glazed window to the front elevation and radiator.

OUTSIDE

To the front of the property there is a block paved drive in a herringbone style providing off road parking, gravel area and fence with a metal gate giving access to the entrance and the utility. The REAR GARDEN has a decking area, lawn, established planted borders, a hardstanding for a timber Summerhouse with glazed windows and a fenced boundary.

TENURE WE UNDERSTAND THAT THE PROPERTY IS FREEHOLD
SERVICES We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND C – 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

Lettings Office
01902 749974
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www.berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

Offers In The Region Of
£280,000

EPC: D

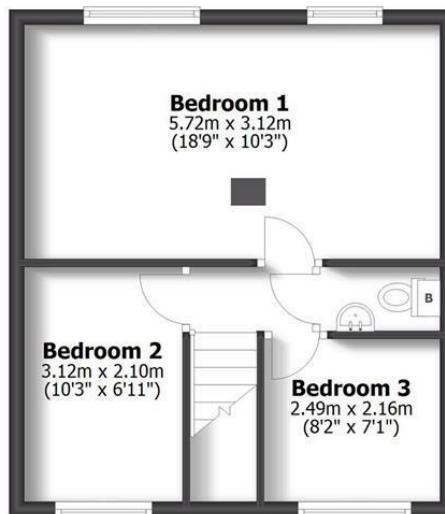
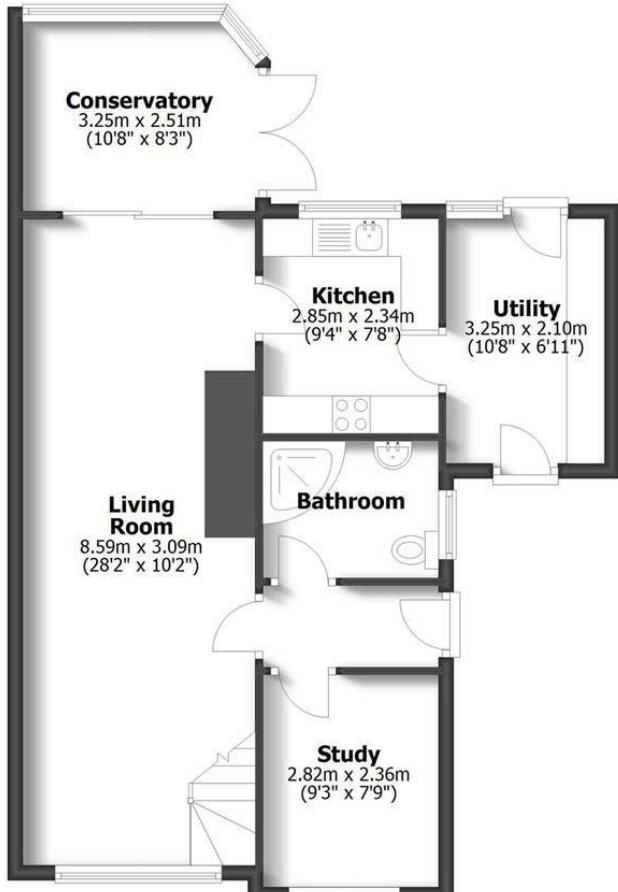
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



3 Chapel Close Wom Bourne

TOTAL: 99.3sq.m. 1068sq.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

