



23 Chequers Avenue, Wombourne, Wolverhampton, WV5 9BE

**BERRIMAN**  
**EATON**

## 23 Chequers Avenue, Wombourne, Wolverhampton, WV5 9BE

23 Chequers Avenue is a traditionally appointed semi-detached family home with a long driveway suitable for parking several vehicles off road, a single garage and an enclosed rear garden. The property benefits from central heating and double glazing. (WOMBOURNE OFFICE) EPC: D

### LOCATION

Chequers Avenue is a cul-de-sac situated off Orton Lane on the outskirts of Wombourne Village. Wombourne village centre provides a wide variety of local amenities including shops, eateries, doctors and dental surgeries, library and leisure centre. Primary and secondary schooling is provided in the village and there are regular public transport services to Wolverhampton City Centre, Dudley, Stourbridge and the Merry Hill Centre.

### DESCRIPTION

23 Chequers Avenue is a traditionally appointed semi-detached family home with a long driveway suitable for parking several vehicles off road, a single garage and an enclosed rear garden. The internal accommodation briefly comprises entrance hall, living and dining room, fitted kitchen with integrated appliances and a separate utility room to the ground floor. To the first floor there are three bedrooms and a modern shower room. The property benefits from central heating and double glazing.

### ACCOMMODATION

An enclosed porch with double glazed sliding patio door and double glazed leaded side window, tiled floor and wall light point leads through to the ENTRANCE HALLWAY via a uPVC door with opaque leaded inserts and side panel. There is a cloaks cupboard with hanging rail, engineered oak flooring and the staircase rises to the first floor landing. The LIVING AREA has an open fireplace with log burner with fitted sleeper above and granite hearth. There is a wall light point, radiator, coved ceiling, engineered oak flooring and a double glazed leaded bay window to the front elevation. The DINING AREA has a radiator, coved ceiling, wall light points and double glazed leaded French doors opening onto the rear garden and a double glazed side window. An archway leads through to the KITCHEN which is fitted with a range of high quality wall and base units with complementary work surfaces, inset 1½ bowl Franke sink unit with mixer tap. There is an integrated oven, dishwasher and fridge. 5 ring gas hob with fitted Franke chimney extractor over. Tiled walls and floor, double glazed leaded window to the rear elevation and spotlights incorporated into the units. The UTILITY has a complementary range of wall and base units with work surfaces. Space and plumbing for a washing machine and tumble dryer. Tiled walls and floor, radiator, double glazed uPVC door with leaded top and matching side window leading to the rear garden. A door leads into the garage.

The staircase rises to the first floor landing with loft access, Airing Cupboard housing the wall mounted Worcester Bosch central heating boiler, wall light points and a double glazed opaque leaded window to the side elevation. The SHOWER ROOM has a large walk-in cubicle with multi-headed shower, vanity wash hand basin incorporating a range of storage and the low level W.C. There is a chrome heated ladder towel rail, tiled walls and floor, spotlights and a double glazed opaque leaded window to the front elevation. BEDROOM ONE has a range of fitted wardrobes, radiator, coved ceiling and a double glazed leaded window to the rear elevation. BEDROOM TWO has a radiator and a double glazed window to the front elevation. BEDROOM THREE has a radiator and a double glazed leaded window to the rear elevation.

### OUTSIDE

The property sits back from the road and has a large tarmac driveway providing off road parking for several vehicles and flanked by a large lawned foregarden with planted borders and access to the GARAGE which has double opening doors, strip lighting and storage area. The rear garden has a full width paved patio area and a lawn with well stocked planted borders, hard standing for a shed and fencing to the boundary. The garden also enjoys views across Pickerills Hill.

### TENURE

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

#### Bridgnorth Office

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#### Wombourne Office

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Offers In The Region Of  
£328,000

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.



**23 Chequers Avenue**  
Wombourne

HOUSE: 90.3sq.m. 972sq.ft.  
 GARAGE: 11.9sq.m. 128sq.ft.  
**TOTAL: 102.2sq.m. 1100sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



