



4 Chase View, Wolverhampton, WV4 6QN

BERRIMAN
EATON

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WOMBOURNE OFFICE
EPC: D

LOCATION

Chase View is a popular road situated in Ettingshall Park within easy reach of the Birmingham New Road, which is a major commuter road giving access to into Wolverhampton City Centre, Dudley and Birmingham City, which has reliable and frequent public transport. The area is well served by a variety of local schools and a selection of local amenities are available nearby in Sedgley and Bilston. There is also a small parade of shops within convenient walking distance.

DESCRIPTION

4 Chase View is a traditionally appointed semi-detached property occupying a favoured position within the development with a long drive, garage and beautifully presented rear garden. The property briefly comprises open plan living room and dining room and breakfast kitchen to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property is presented to a very high standard and benefits from central heating and double glazing.

ACCOMMODATION

An enclosed porch with double glazed sliding patio door leading through to the ENTRANCE HALLWAY accessed via a wooden door with opaque leaded inserts and has a radiator, understairs storage cupboard and the staircase rising to the first floor landing with wooden balustrades. The LOUNGE area has a decorative feature fireplace with inset coal effect gas fire and marble hearth, radiator, coved ceiling, wall light points and a double glazed walk-in bay window to the front elevation. An archway leads through to the DINING AREA with a radiator, coved ceiling, wall light points and double glazed patio doors onto the rear garden. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset circular single drainer sink unit with mixer tap, space for a slot-in oven with extractor hood over, space and plumbing for washing machine and space for a fridge. Part panelled walls, tiled splash back, radiator, coved ceiling, double glazed window to the rear elevation and double glazed door with opaque inserts.

The staircase rises to the first floor LANDING with loft access. The BATHROOM has a coloured suite and comprises corner bath with shower attachment, pedestal wash hand basin and low level W.C. Walk-in curved glazed shower cubicle with electric shower, part tiled walls, radiator and double glazed opaque window to the rear elevation. BEDROOM ONE has a radiator and double glazed walk-in bay window benefitting from elevated views BEDROOM TWO has fitted wardrobes with sliding part mirrored doors, radiator and a double glazed window to the rear elevation. BEDROOM THREE has a radiator and a double glazed window to the front elevation.

OUTSIDE

The property is set back from the road and has a block paved driveway in herringbone style providing off road parking for several vehicles and gives access to the garage. There is a large manicured foregarden with planted borders. The GARAGE has an elevating door, strip lighting and a wall mounted Worcester Bosch central heating boiler. There is side gated access to the rear garden. To the rear garden is a bin store area. There is a full width paved patio area with steps leading up to the first tier with lawn area with gravelled and planted borders together with an additional patio area. Steps lead up to a second tier comprising lawn area with gravelled planted borders and enclosed by fencing to the boundary.

TENURE

FREEHOLD

SERVICES

We are informed by the Vendors that all main services are installed.

COUNCIL TAX

BAND C – Wolverhampton CC

POSSESSION

Vacant possession will be given on completion.

VIEWING

Please contact the Wombourne office.

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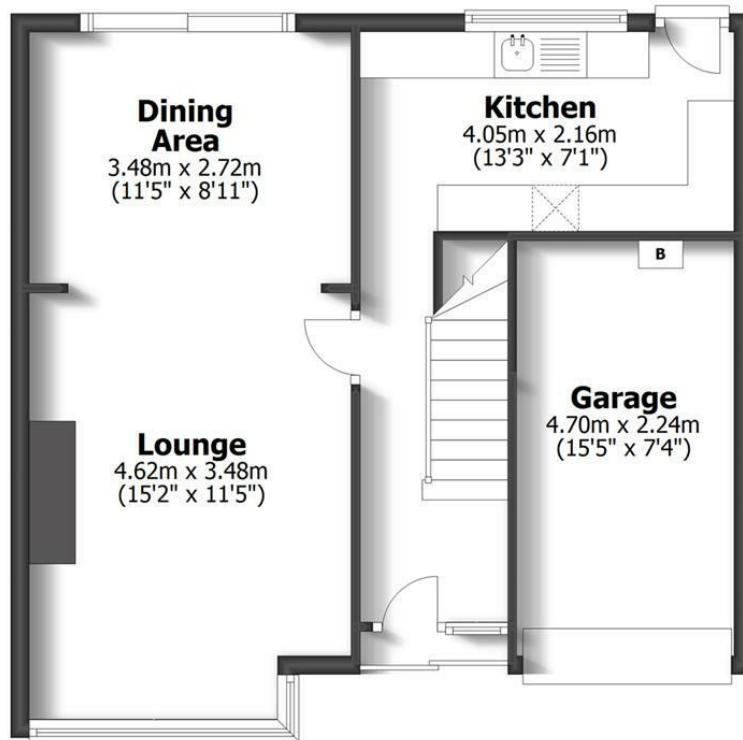
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IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and 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.

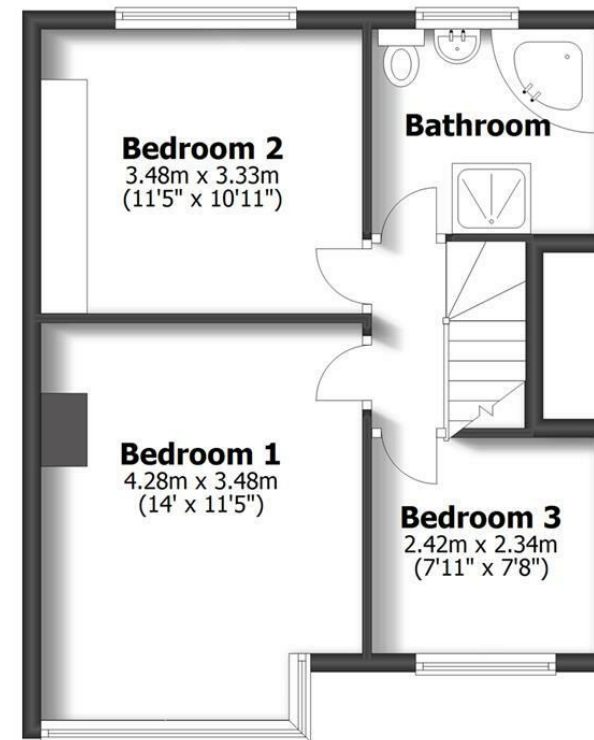


4 Chase View
Wolverhampton

HOUSE: 83.4sq.m. 897sq.ft.
 GARAGE: 10.5sq.m. 113sq.ft.
TOTAL: 93.9sq.m. 1010sq.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

