



14 Chequers Avenue, Wombourne, Wolverhampton, WV5 9BE

BERRIMAN
EATON

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14 Chequers Avenue is a well positioned, extended semi-detached family home with enviable off road parking, garage and enclosed private 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

14 Chequers Avenue is a well positioned, extended semi-detached family home with enviable off road parking, garage and enclosed private rear garden. The internal accommodation briefly comprises entrance porch and hall, open plan living room, separate dining room and fitted kitchen to the ground floor. To the first floor there are three good sized bedrooms and a modern family bathroom. The property benefits from central heating and double glazing.

ACCOMMODATION

The enclosed ENTRANCE PORCH is accessed via a uPVC double glazed door with windows to the front and side elevations. There is wiring for a wall light and access into the ENTRANCE HALLWAY via a composite door with opaque inserts and side panel. There is a radiator, a storage cupboard with cloaks and hanging rail and the staircase rising to the first floor landing. The LIVING ROOM has a stone feature fireplace with inset coal effect gas fire with marble hearth, two radiators, coved ceiling, wall light points, double glazed leaded bay window to the front elevation and double glazed French doors to the rear garden. The DINING ROOM has a radiator, coved ceiling and a double glazed window to the rear elevation. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces and inset single drainer sink unit with mixer tap. Integrated oven and microwave, 4 ring ceramic hob with extractor over, integrated fridge and freezer and space and plumbing for washing machine. Tiled floor, part tiled walls, radiator, a double glazed window to the rear elevation and a double glazed opaque door to the rear garden. A door leads into the GARAGE with an elevating door to the front and has a storage cupboard, strip lighting, fitted work surface, space for a tumble dryer and the wall mounted Worcester Bosch central heating boiler.

The staircase rises to the first floor LANDING with a double glazed window to the side elevation, coved ceiling, loft access via a pull down ladder, an Airing Cupboard housing the hot water tank and fitted shelving. The BATHROOM is fitted with a contemporary white suite and comprises panelled bath with multi-headed shower over and glazed side screen, vanity wash hand basin incorporating the low level W.C. Tiled walls, chrome heated ladder towel rail and a double glazed opaque window to the front elevation. BEDROOM ONE has a range of fitted bedroom furniture including wardrobes with overhead storage and fitted bedside tables, additional wardrobes with mirrored sliding doors and a dressing table. There is a radiator and a double glazed window to the rear elevation. BEDROOM TWO has a range of fitted wardrobes with louvre doors, a radiator and a double glazed window to the front elevation enjoying views across Pickerills Hill. BEDROOM THREE has a radiator and a double glazed window to the rear elevation.

OUTSIDE

The property has a large block paved driveway in a herringbone style providing off road parking for several vehicles and giving access to the garage and entrance and is flanked by a large lawned foregarden, a raised gravel planted border with a box hedge and dwarf wall. The rear garden has a large decking area with decorative fencing leading to a lawn area and is 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 – South Staffordshire DC

POSSESSION

Vacant possession will be given on completion.

VIEWING

Please contact the Wombourne office.

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Worcestershire Office

01562 546969

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www.berrimaneaton.co.uk

Offers Around
£315,000

EPC: D

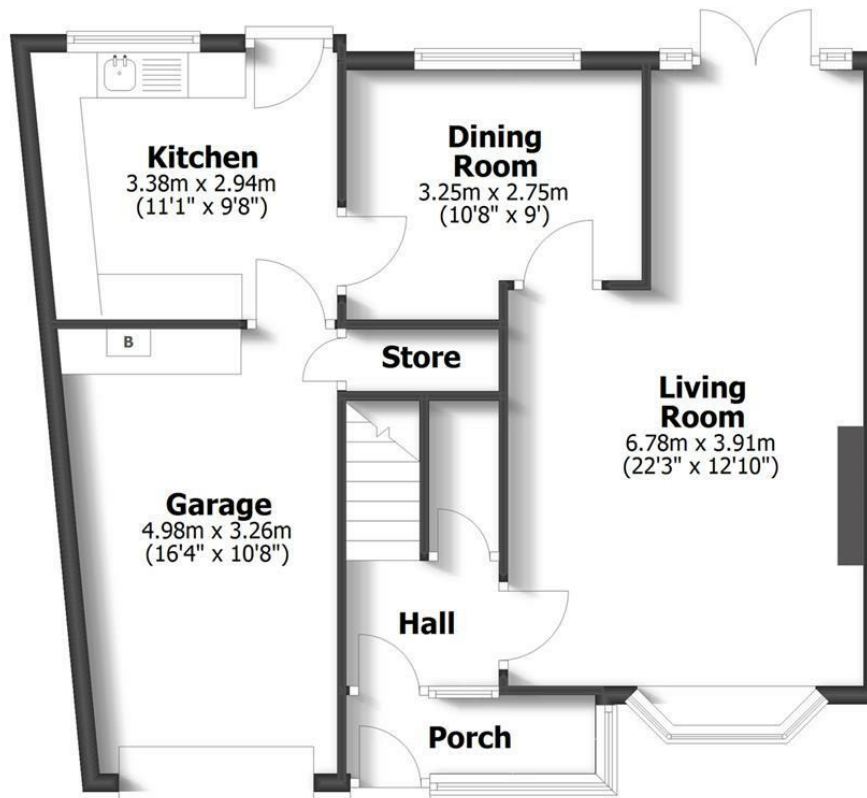
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



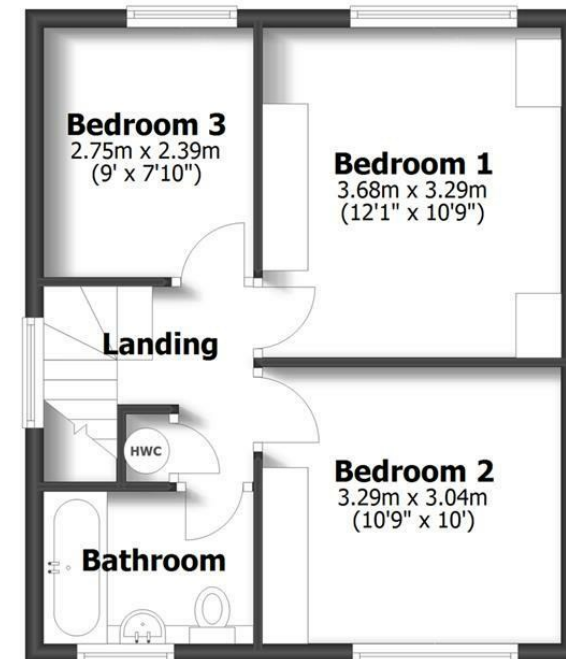
**14 CHEQUERS AVENUE
WOMBOURNE**

HOUSE: 90.3sq.m. 972sq.ft.
GARAGE: 13.9sq.m. 150sq.ft.
TOTAL: 104.2sq.m. 1122sq.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

