



5 Chapel Street, Wombourne, Wolverhampton, South Staffordshire, WV5 0LR



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A well presented and generously proportioned semi-detached house standing in a sought after and convenient address

Wombourne - 0.9 miles, Wolverhampton - 5.3 miles, Birmingham - 15.5 miles (All distances are approximate)

LOCATION

Chapel Street is conveniently located for shopping at Blakeley Heath and less than one mile from the centre of the fashionable village of Wombourne. Blakeley Heath is the closest primary school however there are several well reputed schools in both the primary and secondary sectors within convenient travelling distance. There is a regular bus route along Common Road which serves Wolverhampton, Dudley and Stourbridge and the village centre offers a wealth of local shops, facilities and amenities including doctors and dentists, bank and library. The wider facilities of Sainsburys are also within easy travelling distance.

DESCRIPTION

5 Chapel Street is located at the end of an unadopted, private road and benefits from off road parking for several vehicles, single garage and enclosed rear garden. The internal accommodation comprises extended lounge, spacious kitchen/dining room, downstairs cloakroom/wc to the ground floor and three bedrooms and family bathroom to the first floor. The property benefits from central heating, double glazing and has the benefit of no upward chain.

ACCOMMODATION

A double glazed opaque door with matching panels over and to the side gives access into the ENTRANCE HALLWAY with staircase rising to the first floor landing. The LOUNGE has been extended and now offers a well proportioned living space with sliding patio doors to the rear garden and a double glazed window to the side elevation, wiring for wall lights and central ceiling lights. The DINING KITCHEN is fitted with a range of wall and base units with complementary work surfaces and breakfast bar, inset 1½ bowl sink and drainer with mixer tap, space for a dishwasher, integrated double oven, four-ring gas hob with fitted chimney extractor over, tiled floor, double glazed windows to the front and side elevations, downlights, large understairs storage cupboard with fitted shelving and further storage

cupboard in the dining area. There is a LOBBY with downstairs WC with wash hand basin and door into the garage.

The staircase with wooden balustrades either side rises to the first floor LANDING. The BATHROOM is fitted with a white suite comprising bath with shower over and fitted glazed screen, wash hand basin, low-level wc, chrome heated ladder towel rail, double glazed opaque window to the rear elevation, part-tiled walls and loft access. The PRINCIPAL BEDROOM has fitted wardrobes with sliding mirrored doors, double glazed window to the front elevation and recessed shelving. BEDROOM 2 has a double glazed window to the rear elevation and recessed fitted shelving and BEDROOM 3 has a double glazed window to the front.

OUTSIDE

The property is approached over a gravelled and block-paved parking area, there is a slabbed frontage and side path leading to the entrance door and giving access to the rear garden. The GARAGE abuts to the front of the house and has an elevating door, wall-mounted central heating boiler, plumbing and space for a washing machine and tumble dryer.

The REAR GARDEN has a block-paved patio, path leading to a further paved patio area, lawn with gravelled borders and fencing to the boundary.

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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Wolverhampton
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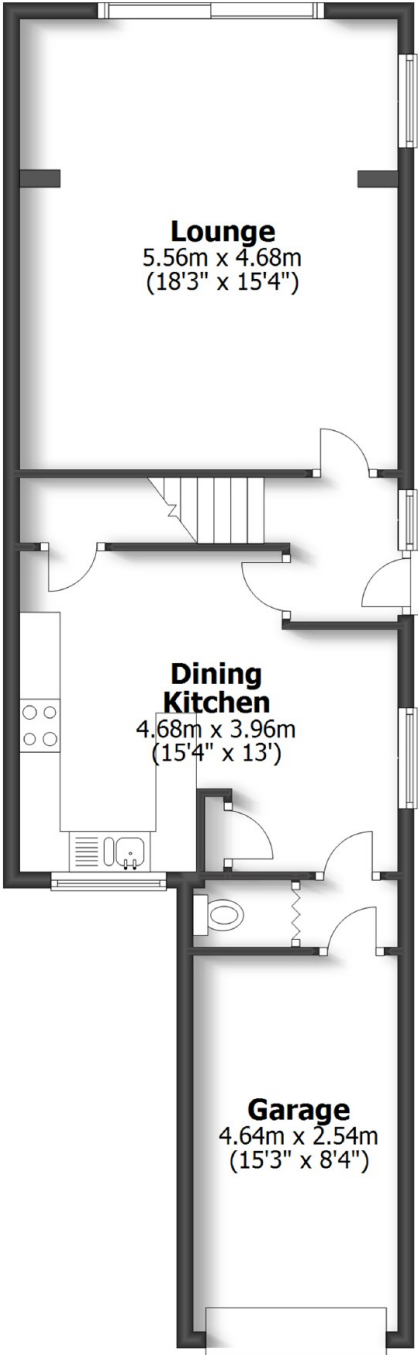
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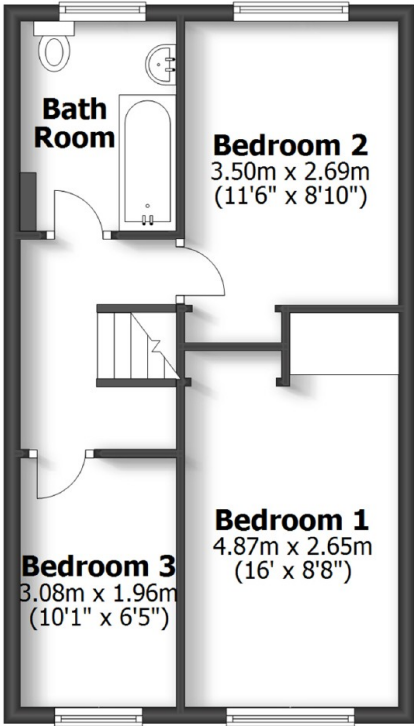
EPC: C

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.

**5 CHAPEL STREET
WOMBOURNE**



Ground Floor



First Floor

HOUSE: 91.3sq.m. 983sq.ft.
 GARAGE: 11.8sq.m. 127sq.ft.
TOTAL: 103.1sq.m. 1110sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



